PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
December 17, 2020

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regular City Council meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Thursday, December 17, 2020.

NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY:

This meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 05-2020, adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) is attached as Exhibit A. Council members will connect electronically. Public comments will be accepted virtually as described below.

To comment virtually, raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record, but not read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org.

Exhibit A: Determination of Substantial Health and Safety Risk
On December 8, 2020, the Mayor determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code section 52-4-207(4) requires this determination and the facts upon which it is based, which include: • Summit County has extended its Emergency Declaration and Public Health Emergency Declaration through January 8, 2021. • Statewide COVID cases and hospitalizations are increasing exponentially. This determination is valid for 30 days, and is set to expire on January 7, 2021.

CLOSED SESSION - 3:30 p.m.

To Discuss Property, Personnel and Litigation

WORK SESSION

4:00 p.m. - Nightly Rentals Discussion
Nightly Rental Work Session Staff Report

4:30 p.m. - Park City Arts and Culture District - Follow Up Discussion and Feedback
Arts and Culture District Discussion and Follow Up Staff Report
Exhibit A: December 15, 2020 Park City Arts and Culture District: Proposed Phased Approach and Financial Plan Staff Report

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. APPOINTMENT

1. Consideration to Adopt Resolution 28-2020, a Resolution Appointing Council Member Max Doilney as Park City Municipal's Voting Member within the Central Wasatch Commission (A) Public Input (B) Action
   CWC Appointment Staff Report
   Exhibit A: CWC New Member Resolution
   Exhibit B: CWC Mountain Transportation System Summit Facilitator's Report 12.02.20
   Exhibit C: Mountain Transportation System Project Summary

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communication Reports

1. Annual Report on Affordable Housing Development at Park City Heights
   PC Heights Annual Report on Affordable Housing Completions

2. Vision 2020 Update
   Vision 2020 Staff Report

IV. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

V. CONSENT AGENDA

1. Request to Approve and Accept the Fiscal Year 2020 Comprehensive Annual Financial Report (CAFR)
   Fiscal Year 2020 CAFR Acceptance Staff Report
   Exhibit A: Draft Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2020

2. Request to Authorize the City Manager to Enter into a Five-Year Service Provider Agreement with the Mountain Trails Foundation (MTF), for Winter and Backcountry Trail Maintenance Services on the Park City Public Trail System in an Amount Not to Exceed $75,000 Annually, in a Form Approved by the City Attorney
   Winter and Backcountry Trails Maintenance Agreement Staff Report
   Exhibit A: 2020 MTF Winter & Backcountry Trails Proposal

3. Request that the City Provide Rent Abatement for Tenants of City-Owned Properties through March, 2021 in the Amount of $12,122
   Rent Abatement Staff Report

4. Request to Authorize the City Manager to Execute a Professional Services Contract with Moreton & Company Insurance Services Co., for Insurance Placement Broker Services, in a Form Approved by the City Attorney and for an Amount Not to Exceed $93,700
   2021 Insurance Broker Staff Report

VI. NEW BUSINESS

1. Consideration to Adopt Resolution 29-2020, a Resolution Welcoming the Return of Winter in Park City
   (A) Public Input (B) Action
   Welcome Winter Resolution

2. Consideration to Adopt Resolution 30-2020, a Resolution Adopting a Utah Compact on Racial Equity, Diversity, and Inclusion
   Utah Compact on Racial Equity Staff Report
   Exhibit A: Utah Compact on Racial Equity Resolution

3. State of the Arts Presentation - Jocelyn Scudder, Executive Director of the Park City/Summit County Arts Council

VII. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for Council meeting attendees that park in the China Bridge parking structure.**

City Council
Staff Report

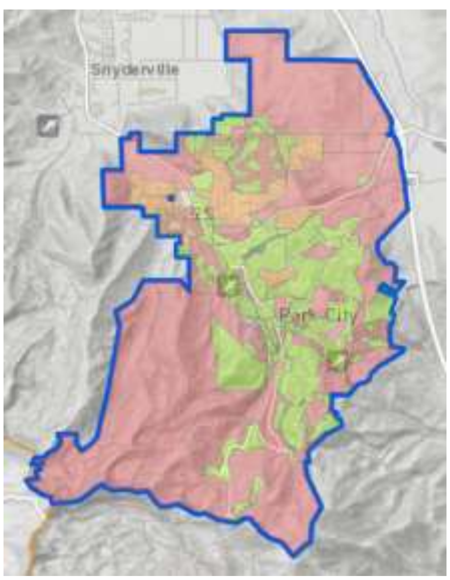
Subject: **Nightly Rentals**
Application: **GI-20-00463**
Departments: **Planning | Economic Development | Finance | Police | Parking**
Authors: **Rebecca Ward, Beth Bynan, Jonathan Weidenhamer**
Date: **December 17, 2020**
Type of Item: **Work Session**

Recommendations

Conduct a work session on Nightly Rentals, recommended by the Planning Commission, and (1) review the update on the City's current Nightly Rental compliance monitoring contract, (2) consider staff recommendations to improve internal tracking of Nightly Rental complaints, and (3) confirm these steps are consistent with City Council policy direction.

Background

Nightly Rentals contribute to tourism, tax revenue, and services, and are important to the City's resort economy. However, if not properly regulated, Nightly Rentals may impact the community. In 2018, working with Summit County, the Park City Chamber, and Brumby McLeod (College of Charleston Professor, on sabatical to research Nightly Rentals), the City Council evaluated a market assessment outlining the volume of unlicensed Nightly Rentals (Staff Report, p. 8; Minutes, p. 2) and their impact on housing and rental supply. As a result, Park City contracted with Host Compliance to track and encourage greater compliance with City regulations.



Unlike other resort destinations, Park City is somewhat hamstrung in its ability to enforce Nightly Rental regulations. In 2017, the State Legislature passed a law to prevent cities and towns from using a Nightly Rental advertisement as a means to cite, fine, or begin the enforcement or code violation process. In most other states, using an online advertisement and booking calendar are an accepted piece of evidence to begin enforcement action.

In Park City and as a resort community, Nightly Rentals have long been an accepted and Allowed Use in most of Park City's Zoning Districts.[1] The map above shows where Nightly Rentals are allowed in green, where

[1] Nightly Rentals are only prohibited in the Single-Family, Recreation and Open Space, Public Use Transition, and Community Transition Districts. Nightly Rentals are allowed in the Residential Development Zone, except for the April Mountain, Mellow Mountain Estates, and Meadows Estates Phase 1A and 1B Subdivisions. Additionally, several HOA CC&Rs further limit or prohibit Nightly Rentals.

prohibited in red (mostly Recreation Open Space), and where it depends based on specific subdivisions in orange.

However, over time, as the prevalence and popularity of Nightly Rentals grew, combined with an intensifying housing market, the impacts to neighborhood affordability and sense of community fell out of synch. This resulted in the General Plan recommendation to better balance the impacts of Nightly Rentals on the community, including improved enforcement of Nightly Rentals in Old Town.[2]

About 46% of the housing units in the City are Nightly Rentals[3] – rentals for less than 30 days[4] – and this number has remained relatively constant for at least eight years.

The Municipal Code requires property owners that operate a Nightly Rental to obtain a business license.[5] Based on third-party compliance reports, there are approximately 5,000 Nightly Rentals citywide and 2,463 operate with a business license.

In addition to a business license, there is one zone that requires a Nightly Rental Conditional Use Permit (CUP) from the Planning Commission. This zone is a small triangular area known as the western Historic Residential Low-Density (HRL) zone (shown on the left in yellow) and includes residences along Sampson Avenue, Ridge Avenue, and King Road. The homes in this area are located on steep slopes and the roads are substandard, narrow, steep, and can be challenging to navigate during the winter.

The CUP process includes a public hearing for community input. Throughout 2019 and 2020, the Planning Commission considered several Nightly Rental CUPs and two Land Management Code amendments specific to Nightly Rentals. Many public comments were submitted for the Planning Commission's consideration throughout the public hearings. Input concerned Nightly Rentals citywide, specifically regarding:

- Noise
- Traffic
- Parking
- Trash management
- Snow removal
- Operating without a business license
- Operating in a zone that prohibits Nightly Rentals
- Outdoor lights left on when rentals are vacant
- A loss of sense of community

[2] Park City General Plan, *Strategy: Nightly Rentals*, p. 18.
[3] Park City General Plan, *Strategy: Nightly Rentals*, p. 15, and updated data from the City's third-party vendor compared with increased housing stock citywide.
[4] LMC § 15-15-1.
[5] Property owners who live on site are exempt from the Nightly Rental business license requirement.

Another prominent concern is about tracking and following up on Nightly Rental complaints and enforcement. To respond, the Planning Commission recommended the City Council conduct a work session to consider improved internal tracking of complaints and enforcement. On July 30, 2020, the City Council agreed to review Nightly Rentals in a work session (Staff Report; Minutes, p. 14).

The Nightly Rental Complaint Process

Complaints about Nightly Rentals operating in a zone where they are prohibited or without a business license are directed to Code Enforcement within the Building Department. Since 2017, there have been nine notices of violation formally filed with Code Enforcement regarding Nightly Rentals:

- In 2017, one complaint was filed and the case is pending.
- In 2018, three complaints were filed. These cases are closed.
- In 2019, two complaints were filed. These cases are closed.
- To date in 2020, three complaints have been filed and are pending.

The problem is that most Nightly Rental complaints about acute issues like noise, parking, or trash are filed through Dispatch (the Police Department) and may not be linked to a Nightly Rental business license.

Staff looked to other communities to gather information on how Nightly Rental complaints are managed. Community approaches range from an online incident reporting form that allows image uploads, to 24-7 hotlines specifically set up to respond to Nightly Rental complaints. Many communities use third-party software companies to assist with compliance, an approach that the City employs with varied success.

Nightly Rental Compliance Contract

In order to address business license compliance, the City entered into a contract with Host Compliance, LLC, in December 2018 (Staff Report; Minutes, p. 6). Granicus acquired Host Compliance, LLC, in November of 2019. The goal of third-party monitoring of Nightly Rental advertisements is compliance with local regulations and improved public safety.

Granicus identified an average of 5,000 advertised Nightly Rentals in Park City, which is consistent with Park City's desirability as a destination and second-home rental market. Not surprisingly, yet unfortunate given our limited ability to use online advertisements for enforcement proceedings, only 2,463 listings have an active Park City business license.

Granicus sends up to three proactive enforcement letters with increasingly urgent tones and language to encourage unlicensed property owners to apply for a Nightly Rental business license. The City pays a $40 one-time fee for each Nightly Rental property that subsequently becomes licensed as a result of Granicus outreach, or that stops listing their property for 60 consecutive days after being contacted.

The Granicus software also has the ability to search many online property rental platforms simultaneously to prevent owners from switching platforms to evade enforcement detection. To date, 186 property owners obtained a business license as a result of Granicus outreach.

The two-year contract with Granicus expires on December 30, 2020. Staff is pursuing a temporary extension through June 30, 2021. Staff plans to release a new RFP to continue the effort in alignment with the new fiscal year. Prior to releasing the new RFP, staff will encourage greater compliance results from Granicus, increasing the volume of letters sent, coupled with the assistance of a Finance Intern, to better integrate Nightly Rental complaints with enforcement actions.

When it comes time to issue a new RFP, in addition to ongoing detection and compliance monitoring, staff recommends expanding the scope to include:

- A dedicated 24-7 bilingual complaint hotline;
- A centralized online complaint database and dashboard with property owner representative information;
- And potentially:
    - A portal for new or renewal of Nightly Rental business licenses;
    - A portal for new or renewal of all business licenses.

Recommended Updates to Improve Internal Tracking of Nightly Rental Complaints

In addition to continued use of the third-party compliance support, staff recommends the following to improve internal tracking of Nightly Rental complaints:

(1) Work with IT to Update Spillman – the Police Department Software – to Connect Noise and Disturbing the Peace Complaints to Nightly Rental Business Licenses

When police respond to a noise or disturbing the peace complaint, the police enter the relevant information into Spillman. Currently, there is no link between the information entered into Spillman and Nightly Rental business licenses. It is possible to update Spillman so that police may note when a noise or disturbing the peace complaint occurs at a Nightly Rental. The Police Department could then submit a weekly report to Finance so that Finance can link these complaints to addresses with Nightly Rental business licenses.

(2) Update the 7-Day Lodging Parking Permit

The Parking Department currently issues a 7-day lodging permit for Nightly Rentals, which is a free hang tag that shows the dates the permit is valid. Parking is working to update the lodging permit so that the permit is linked to the license plate number of the vehicle, as well as to the property owner or responsible party for the Nightly Rental. This additional administrative processing will require a fee, and will ensure the permits are only issued to a licensed Nightly Rental in a zone that does not prohibit Nightly Rentals.

Parking anticipates this program will be in place by summer of 2021 and will help enforce Nightly Rental parking violations. The updated program will also allow staff to connect parking violations to Nightly Rental business licenses.

(3) Conduct Community Outreach in 2021 to Encourage Property Owners to Obtain a Business License

As discussed above, a third-party consultant monitors online listings for Nightly Rentals for the City. The state limits municipalities from using online listings as the sole basis of license enforcement, but the consultant sends notices encouraging property owners to comply. This process generates new business licenses each year.

In order to improve Nightly Rental enforcement, more property owners need to obtain business licenses. The business license process provides benefits to property owners and guests because it requires properties to meet certain safety standards, including emergency egress, available fire extinguishers, and operational smoke alarms and carbon monoxide detectors. Providing responsible party contact information to the City helps keep property owners on notice if they have disruptive guests that could damage property. When Nightly Rental properties are well managed and impacts are mitigated, the outcome is better for everyone.

To further incentivize property owners to obtain a Nightly Rental business license, staff will:

- Create an online business license application process
- Create a one-stop webpage that provides
    - The zoning map indicating where Nightly Rentals are allowed, prohibited, and conditional
    - Property management responsibilities
    - Information on the building inspection requirements and process
    - FAQs
    - A link to a complaint form

(4) Prepare for Increased Business Licensing Compliance

Staff currently processes over 2,200 Nightly Rental business licenses every year – in addition to another 2,000 general business licenses. This involves a building inspection, and approval from the Finance, Planning, and Police Departments. These Departments are preparing for the six-month push from Granicus for Nightly Rental business license compliance.

Agenda Item No:

Council Agenda Item Report

Meeting Date: December 17, 2020
Submitted by: David Everitt
Submitting Department: Executive
Item Type: Work Session
Agenda Section:

Subject:
4:30 p.m. - Park City Arts and Culture District - Follow Up Discussion and Feedback

Suggested Action:

Attachments:
Arts and Culture District Discussion and Follow Up Staff Report

Exhibit A: December 15, 2020 Park City Arts and Culture District: Proposed Phased Approach and Financial Plan Staff Report

City Council Staff Report

Subject: **Park City Arts and Culture District Update – Feedback and Issue Resolution**
Author: **David Everitt**
Department: **Executive**
Date: **December 17, 2020**
Type of Item: **Administrative**

Recommendation

Receive feedback from the public and discuss any outstanding issues regarding the Park City Arts and Culture District proposed pre-development activities, fund sources and uses, the construction timeline, and other aspects of project development.

Background

On December 15, 2020, the City Council discussed the status and potential course forward for the Park City Community Arts and Culture District. This work session is reserved for continuing the discussion, resolving outstanding issues, and receiving feedback from the public and stakeholders.

Exhibits

A. Staff report – December 15, 2020 Park City Arts and Culture District: Proposed Phased Approach and Financial Plan

City Council Staff Report

Subject: Park City Arts and Culture District – Proposed Phased Approach and Financial Plan
Author: David Everitt
Department: Executive
Date: December 15, 2020
Type of Item: Work Session

Recommendation

Receive a briefing and provide feedback regarding revised scope and design that prioritizes affordable housing and transportation infrastructure, updated construction cost estimates, a proposed phasing approach and timeline, and a plan that will finance construction of the future Park City Community Arts and Culture District.

Executive Summary

Planning for the development of the Park City Community Arts and Culture District project (District) has been underway for nearly four years in close coordination with Kimball Art Center (Kimball), Sundance Institute (Sundance) (collectively District Partners or Partners), and their respective design teams. As incremental pre-construction activities continued throughout 2019-20, COVID-19 significantly impacted the City's timeline and plan to fund construction of the publicly owned elements.

Those impacts, along with rising construction costs, compelled revisions to the scope and design of the District, changes to the plan of finance, and the development of a proposed phasing for construction.

This approach strategically reprioritizes investments into the community's critical priorities – affordable housing development, transportation solutions, and equitable economic opportunities – while maintaining flexibility in the face of economic uncertainty. Phase One, consisting of fifty units of affordable housing, transit improvements, local artist/maker studio and retail spaces, underground parking, and a multipurpose community plaza, is estimated to cost $57 million. Sources of funds include the previously dedicated City transient room tax, bond proceeds dedicated to affordable housing, and the Transportation and Capital Funds, including the reallocation of funds from previously designated but now unplanned capital projects.

If the City Council chooses to pursue this recommendation or some version of it, staff will return in January with a resolution that memorializes the revised scope, phasing plan, and financial strategy for the District. Following approval of the resolution, staff will return with agreements for architect services, demolition and construction services, and owners representative services. Expense and revenue changes will be adopted in the FY22 budget.

Introduction

The District is a proposed mixed-use development in the Bonanza Park neighborhood that co-locates affordable housing and local artist/maker studio and retail spaces with the headquarters for Kimball and Sundance, food hall, workforce and short-term artist housing, and centralized mobility assets around a community gathering plaza. Planning for the District commenced in 2017 with the approval of a municipal transient room tax dedicated to the District and letters of intent between Park City (City) and the Partners.

Numerous studies and planning efforts since then led to the City submitting a Master Planned Development application in September 2020. However, while the City is a resilient and adaptable organization with enviable resources, the uncertainty due to COVID-19 looms large over every decision and every function. This is especially true for the District's planning and development efforts; a project that seeks to invest so heavily in Community Critical Priorities is complex and challenging even in the best of financial times.

But investing in Park City's priorities – adding to the affordable housing inventory, walkability, fostering a more socioeconomically equitable community, and additional diversification of the resort economy – remain the focus of the design and pre-development work. The new phasing plan is responsive to the reality of a reduction in tax revenues, combined with rising construction costs.

Unfortunately, the funding sources originally identified are not sufficient to cover the entire capital need for the City's portion of the site, and without additional capital, the District as originally conceived cannot be built at once. Construction cost estimates are higher than originally identified and anticipated revenues lower.

Provided the City Council continues to pursue the District, the City can still responsibly:

a) Build with available cash on hand and less debt using realistic revenue assumptions;
b) Prioritize the housing, transportation infrastructure, and economic equity portions of the District;
c) Buy time to allow the TRT and other revenue sources to recover over the next two years; and
d) Maintain flexibility to build in a complimentary manner when the District Partners are ready.

Background

Since 2017, the Partners jointly master-planned the District while simultaneously engaging different world-renowned design teams to plan their respective facilities.

Below are links to relevant meeting agendas and documents.

2017

- July 20 Council meeting
  - Approved Letter of Intent – Sundance Institute link
  - Approved Letter of Intent – Kimball Art Center link
  - Transient Room Tax Ordinance 2017-34 link
  - Bonanza Park Purchase Agreement link
- September 14 Council Meeting
  - Staff Communications Report, ACD Update link
- September 21 Council Meeting
  - Resolution 26-2017, Sale of Sales Tax Revenue Bonds link
- October 12 Council Meeting
  - Webb Management Services Contract Award link
  - Sale of Sales Tax Revenue Bonds Public Hearing link
- December 14 Council Meeting
  - Webb Recommendations link
- December 21 Council Meeting
  - Lake|Flato Architects Contract Award link

2019

- July 11 Council Meeting
  - Arts & Culture District Process Update link

2020

- January 30 Council Meeting
  - Lake|Flato Architects change order for additional architecture and engineering design services link
- July 9 Council Meeting
  - Arts and Culture District Update, link to Agenda, link to Staff Report
- November 19 Council Meeting
  - Arts and Culture District Update - Timeline for Council Policy Discussions - link to Agenda, link to Staff Report

On July 9, 2020, staff briefed the City Council about the District (Staff report link), including preliminary construction and owner's costs (also known as soft costs) estimates along with a cash flow model that reflected COVID related tax revenue impacts. Council directed staff to continue pre-construction work and to return with updated construction costs and estimates. Additional information was conveyed during small group briefings in October and feedback provided regarding what to refine in advance of returning to brief the Council toward the end of 2020.

Pre-construction activities continued through the spring and summer in anticipation of construction beginning in 2021. Tenants vacated most of the buildings, preliminary site preparation is underway, and the design team completed schematic design and is ready to begin design development. Throughout the summer and fall, staff and the owner's representative team re-engaged with stakeholders and the public generally about the plans for the District (See Exhibit A – Public Engagement Report), resulting in design and programming refinements. The City submitted its Master Planned Development application to the Park City Planning Department in September to initiate the regulatory review process.

Sources and uses of funds previously identified and discussed are as follows:

- The City's transient room tax (art studios, maker spaces, performance space, culinary building, and flex spaces);
- Proceeds from the sale of property to KAC and SI (art studios, maker spaces, performance space, culinary building, and flex spaces);
- Housing rent revenue bond (construction of housing)
- The Lower Park Avenue Redevelopment Area's housing pipeline funds (land and construction of housing)
- The City's Transportation Fund (land, transit garage, and surface transit facilities);
- Capital improvement funds as identified in the Capital Improvement Plan for ancillary projects, such as power line relocation, water and sewer line upgrades, active transportation infrastructure, and traffic management improvements.

Analysis

Given the impact of COVID-19 on anticipated TRT revenues combined with the updated costs for construction, staff, the design team, and the owner's representative prepared for the Council's consideration 1) a revised scope and design, 2) revised cost estimates, 3) a proposal for a phased approach to construction, and 4) a plan of finance.

Guiding Principles

Based on Council feedback, the following priorities guided the preparation of the proposed approach:

1. Create a large affordable housing development by prioritizing construction of housing units and maximizing the number of units on site (even if that means smaller units and less diversity of unit type), and consideration of a rental model instead of an ownership model;
2. Reduce the dependency on, and dominance of, automobiles for those who will live/work/play in the Bonanza Park area by investing in transit and active transportation infrastructure;
3. Prioritize spaces that foster local economic opportunities first (i.e., the co-op and retail spaces for artists and makers); and
4. Manage for flexibility for the next 2-4 years as we work through COVID by phasing construction of buildings (with practical stopping points) informed by revenue projections.

Revised Scope and Design

Based on feedback from the public, stakeholders, and the Council over the last six months, the design team revised the original proposal to:

- Incorporate more affordable housing units into Building 01;
- Bring transit infrastructure out of the underground garage to the surface;
- Reduce the above-ground parking count;
- Create more accessible ingress and egress to the underground level;
- Add a plaza-level drop and load point along the western edge; and
- Move housing units originally at plaza level to higher floors, replacing those spaces with additional flexible artist/maker spaces.

There is no change to the original footprints of the buildings and the configuration of the plaza. The underground parking is slightly modified but remains a 2-level structure with access points to all District buildings. See Exhibit B: December 2020 Proposed Design Revisions.

Estimated Cost of Construction

The owner's representatives worked closely with the design team to better estimate costs given the current construction climate, timing expectations, and associated soft costs. Figure 1 is a summary of estimated costs. See Exhibit C: Expense Summary along with Figures 2-4 below for details and a breakdown by fiscal year for the estimated costs to build the City-owned elements of the District. Staff will review with Council during the work session.

Figure 1: Topline Construction Cost Estimate

Pre-Construction & Design	$	4,597,466
Below Grade Parking/Plaza Deck	$	23,855,282
Transit, Walkability, Transportation	$	3,542,398
Building 01	$	25,113,564
Total Proposed Phase One	**$**	**57,108,710**
Building 02 Including Mobility	$	6,457,042
Building 03	$	16,639,779
Building 04	$	8,199,611
Total Future Phases	**$**	**31,296,432**
Total Full Buildout	**$**	**88,405,142**

A Phased Approach

Full buildout of the District may be phased along logical stopping points to provide comfort that the City is proceeding deliberatively and reducing financial exposure during uncertain times. Depending on construction timing, a phased approach may incur additional costs; if there are gaps between phases, mobilization would add expense and materials and labor costs may increase as time passes. Phasing, however, adheres to the guiding principles above and appears to best balance the City's priorities, the City's and Partners' investments to date and the uncertainty of future funding sources.

Phase One: Underground, Plaza, and Building 01. Phase One would comprise the bulk of the project and costs associated with District-wide infrastructure and utilities, including:

- Pre-construction and design (architect services, site preparation, owner's representative services, demolition)
- Below-grade parking and plaza deck (parking stalls, drop and load zones, District-wide utilities, waste management, storage space, and other support infrastructure)
- Mobility infrastructure (bus stops, multi-use pathways, bicycle amenities)
- Building 01 (affordable housing units, artist/maker co-op and retail spaces, surface-level parking stalls)

Figure 2: Phase One Cost per Element by Year

Phase One	FY20/21	FY21/22	FY22/23	FY 23/24	Total Per Element
Pre-Construction & Design					
Housing Related Expense	$ 1,315,295	$ 657,647	$ 219,216	$ -	$ 2,192,158
Non-Housing Related Expense	$ 1,443,185	$ 721,593	$ 240,531	$ -	$ 2,405,309
Subtotal Pre-Construction & Design	**$ 2,758,480**	**$ 1,379,240**	**$ 459,747**		**$ 4,597,466**
Below Grade Parking/Plaza Deck					
Subtotal- Housing Related Parking & Site Expense	$ -	$ 5,626,929	$ 1,406,732	$ -	$ 7,033,662
Subtotal-Non-Housing Related Expense	$ -	$ 13,457,296	$ 3,364,324	$ -	$ 16,821,620
Subtotal Below Grade Parking/Plaza Deck	**$ -**	**$ 19,084,225**	**$ 4,771,056**	**$ -**	**$ 23,855,282**
Transit, Walkability, Transportation					
Transit Related Expense	$ -	$ 896,589	$ 224,147	$ -	$ 1,120,737
Walkability Related Expense	$ -	$ 597,726	$ 149,432	$ -	$ 747,158
Transportation Related Expense	$ -	$ 1,339,603	$ 334,901	$ -	$ 1,674,503
Subtotal Transit, Walkability, Transportation	**$ -**	**$ 2,833,918**	**$ 708,480**	**$ -**	**$ 3,542,398**
Building 01					
Housing Related Expense	$ -	$ -	$ 12,887,936	$ 8,591,957	$ 21,479,893
Non-Housing Related Expense	$ -	$ -	$ 2,180,203	$ 1,453,468	$ 3,633,671
Subtotal Building 01	$ -	$ -	$ 15,068,139	$ 10,045,426	**$ 25,113,564**
Subtotal "Phase One"	**$ 2,758,480**	**$ 23,297,384**	**$ 21,007,421**	**$ 10,045,426**	**$ 57,108,710**
Housing Related "Phase One" (included in subtotal)	$ 1,315,295	$ 6,284,577	$ 14,513,884	$ 8,591,957	$ 30,705,712
Transit Related "Phase One" (included in subtotal)	$ -	$ 896,589	$ 224,147	$ -	$ 1,120,737
nsportation Related "Phase One" (included in subtotal)	$ -	$ 1,339,603	$ 334,901	$ -	$ 1,674,503
Walkability Related "Phase One" (included in subtotal)	$ -	$ 597,726	$ 149,432	$ -	$ 747,158

This revised scope increases the number of housing units in Building 1 from 28 to 50, reduces the overall number of parking stalls to 228, moves the transit infrastructure from underground to the surface, and creates better access points to the drop and load areas throughout the site.

The total estimated cost to build Phase One is $57,108,710.

Future Phases. The remaining buildings may be constructed as individual phases or in combination. They are comprised of:

- Building 2 (exhibition and performance spaces, indoor transit waiting area)
- Building 3 (~22 housing units, artist and maker rental/classroom spaces)
- Building 4 (food hall, event space)

Figure 3: Future Phases Cost per Element by Year

Future Phases	FY20/21	FY21/22	FY22/23	FY 23/24	Total Per Element
Building 02 (Mobility Center + Exhibition Space)					
Transit Related Expense	$ -	$ -	$ 660,000	$ 440,000	$ 1,100,000
Non-Housing Related Expense	$ -	$ -	$ 3,214,225	$ 2,142,817	$ 5,357,042
Subtotal Building 02			**$ 3,874,225**	**$ 2,582,817**	**$ 6,457,042**
Building 03 (Artist/Maker Rooms+ Housing)					
Housing Related Expense	$ -	$ -	$ 5,144,929	$ 3,429,953	$ 8,574,882
Non-Housing Related Expense	$ -	$ -	$ 4,838,938	$ 3,225,959	$ 8,064,897
Subtotal Building 03			**$ 9,983,867**	**$ 6,655,912**	**$ 16,639,779**
Building 04 (Food Hall + Flex Event Space)					
Non-Housing Related Expense	$ -	$ -	$ 4,919,767	$ 3,279,844	$ 8,199,611
Subtotal Building 04			**$ 4,919,767**	**$ 3,279,844**	**$ 8,199,611**

The total estimated cost as of December 4, 2020 for the full buildout of the City's buildings and infrastructure is estimated to be $88,405,142. See Exhibit D: District Phasing Cost Analysis.

Figure 4: Full Buildout Estimate

Full Buildout FY Totals	FY20/21	FY21/22	FY22/23	FY 23/24	Total
	$ 2,758,480	**$ 23,297,384**	**$ 39,785,281**	**$ 22,563,999**	**$ 88,405,142**
Housing Related	$ 1,315,295	$ 6,284,577	$ 19,658,813	$ 12,021,910	$ 39,280,594
Transit Related	$ -	$ 896,589	$ 884,147	$ 440,000	$ 2,220,737
Walkability Related	$ -	$ 597,726	$ 149,432	$ -	$ 747,158
Transportation Related	$ -	$ 1,339,603	$ 334,901	$ -	$ 1,674,503

The phased approach allows the City to further refine the scope and purpose of Buildings 2, 3, and 4 as well as solidify a plan for financing their construction, particularly with regard to evolving transit and housing typology needs.

These projected costs are in addition to previous fiscal year expenditures for planning and design services, which total $1,623,112, and the cost to purchase the District land ($19.5 million). See Exhibit E – Approved and Anticipated Contracts.

Plan of Finance for Phase One: Sources and Uses

Sources of funds for Phase I as proposed are:

1. Affordable housing project budget and bond proceeds;
2. TRT revenues (accumulated and future revenues pledged to service additional debt);
3. Proceeds from future sale of parcels to District Partners;
4. The Transportation Fund; and
5. Repurposed capital project funds.

This approach contemplates using all of the remaining affordable housing project budgets and bond proceeds, but a smaller amount from the Transportation Fund and Walkability bond proceeds than originally envisioned. It would, however, affect the Capital Improvement Fund by repurposing several budgeted but unprogrammed capital projects for Phase I (See Figure 5). Specifically, we recommend using:

- Proceeds from the sale of the firehouse property for affordable housing;
- Excess funds from the soils repository project (due to use of Gordo site for soils storage);
- Unexpended funds previously allocated to the construction of a new senior center to create more affordable housing; and
- Funding set aside for Downtown Projects but not planned or programmed at this time.

Figure 5

Source	**Amount**
Affordable housing project budgets and bond proceeds	$25,576,029
TRT current and anticipated revenue	$5,637,621
Anticipated 2022 TRT sales tax revenue bond	$9,000,000
Sale of land	$6,825,000
Transportation Fund project budgets	$4,000,000
Repurposed Capital Fund balance (firehouse sale proceeds)	$1,000,000
Repurposed unprogrammed Capital Fund balance (2013 Walkability GO bond proceeds)	$750,000
Repurposed unprogrammed Capital Funds (soils repository remainder)	$1,745,093
Repurposed Capital and RDA Funds (senior center remainder)	$1,791,390
Repurposed unprogrammed Capital Funds (public art, equipment replacement, asset management, and open space)	$1,730,154
Total	**$58,055,287**

Implications of the Recommended Phasing Plan

<u>Affordable Housing Pipeline.</u> Staff are finalizing a proposed approach for the City's Affordable Housing Pipeline (Pipeline) that proposes fully funding the affordable housing element of Phase One while also generating an ongoing source of funding for future Pipeline projects. This approach would not require debt to fund the housing portion of the project. Depending on the number of units and the design of future phases of the District (and/or other affordable housing initiatives), supplemental capital may be required to finance those projects. Staff recommends committing $22.1 million of the 2019 Sales Tax Revenue bond (already dedicated to housing) and $3.6 million of remaining funds from previous housing capital projects.

<u>The City's Capital Fund.</u> This financial plan obligates funds in the Capital Improvement Fund beyond what was originally contemplated in two ways: it 1) captures some unspent funds from projects expected to be under budget (Prospector Ave. construction, Gordo area soils repository, public art, equipment replacement, , and open space); and 2) commits unprogrammed capital funds (derived from the sale of the firehouse towards affordable housing). All of these projects are currently funded through a General Fund transfer, which is a flexible funding source.

Timing of future phases. Additional phases (i.e., Buildings 2, 3, and 4) may be built as soon as funding is secured for them once the underground and footings/foundation work of Phase One is completed (approximately 12 months from date of commencement of construction). If those phases are not ready by then, the site will be prepared for interim uses, such as outdoor community gathering space, food truck vending, or recreational and event uses.

Additional Considerations

Soils mitigation. The City continues to develop a smaller scale soils repository on City-owned land near Quinn's Junction that would receive soils excavated from the District. See the November 19, 2020 Staff Communication.

Active transportation improvements adjacent to the District site. Staff are preparing a recommendations to enhance active transportation connections to the District. More immediately, Staff developed concepts at four proximate intersections for potential capital improvements: Kearns/SR248 and Bonanza Dr., Prospector Ave. and Bonanza Dr., Bonanza Dr. and Munchkin Dr., and a mid-block crossing on Prospector Ave. (See Exhibit F – Active Transportation Intersection Improvement Scenarios.)

Along SR248/Kearns Blvd, Park City is working closely with the Utah Department of Transportation to integrate active transportation improvements into the 2021 pavement construction projects. These improvements will include high-visibility crossings, better pathway alignments, and more durable pedestrian treatments where possible.

Roadway projects adjacent to the District site. Several separately funded improvements to roads surrounding the District are necessary and planned for to accommodate better pedestrian and transit access to the District and surrounding area:

- Homestake Road will be reconstructed from SR 224 to SR 248 with an expanded right-of-way to include a 12-15 foot wide active transportation path from Bonanza Drive to Park Avenue. The roadway will remain a two-lane road with parking on the north side. A traffic signal at Homestake and SR 248 may be constructed with the project and would be installed shortly after. This project is programmed to begin in 2022 and cost approximately $2.1 million.
- Munchkin Road will be reconstructed, realigned, and extended to connect westward to Homestake Road. It will also be a two-lane road with the 12 to 15 foot active transportation path along Homestake continuing on the south side of Munchkin. It is anticipated that this project would not begin until the District is close to completion and will cost approximately $1.3 million.
- Woodbine Way is scheduled for reconstruction in 2022 and is proposed to be a one-lane southbound road. The anticipated roadway cost is approximately $400,000.

Powerline and substation realignment. Currently, a major transmission line runs directly across the middle of the District site and must be relocated regardless of any longer-term plan. (The City budgeted for this in the Capital Fund already). Additionally, two transmission poles currently bracket Munchkin Road at its eastern terminus, creating problematic design constraints. The design and ownership teams have been working with Rocky Mountain Power to identify short- and long-term options to either realign or bury overhead transmission and distribution lines as well as reconfigure the substation in the area to facilitate the efficient and effective land development patterns in the Bonanza Park area. While the short-term needs can be met within current budgets, undergrounding power lines and reorienting the substation will require significant funds and likely public and private partnerships, potentially in the form of a Community Reinvestment Area, a Public Improvement District, or a combination thereof.

Potential partnerships for housing development. We continue to explore the potential to leverage other public and private entities' resources to fund the affordable housing elements within (and adjacent to) the District. As funds are identified, they may be incorporated into the funding plan for the Pipeline.

Private fundraising. As of the time of this staff report, there has been no effort to explore leveraging private sources of funds.

Timeline

Milestone	Start	Finish
Special Council Meeting - Discuss scope, phasing, plan of finance	12/15/20	12/15/20
Council Meeting - Receive public comment, respond to inquiries	12/17/20	12/17/20
Council Meeting - Resolution endorsing plan of finance and phasing	1/7/21	1/7/21
Demolition Bid Review & Approval	12/10/20	1/7/21
Council Meeting - Architect Services and Demolition Services Agreements	1/14/21	1/14/21
Revised MPD Submittal to Planning Department	2/1/21	2/21/21
Council Meeting - Approve Construction Management Services Agreement	3/12/21	3/12/21
Schematic Design Revisions	1/14/21	4/1/21
Site Demolition	1/28/21	4/8/21
Schematic Design Owner Review	4/1/21	5/1/21
Mass Excavation and Utilities Permits & Bidding	5/16/21	7/1/21
Planning Commission MPD Review & Public Hearing Process (proposed)	4/3/21	7/28/21
Mass Excavation, Shoring and Utilities	7/1/21	10/26/21
Footing and Foundation Package Permits & Bidding	6/26/21	10/26/21
Design Development	5/1/21	10/28/21
Construction Documents	10/28/21	4/26/22
Phase One Permits and Bidding	3/15/22	7/30/22
Phase One Construction - Footings and Foundation	10/26/21	11/8/22
Phase One Construction - Buildings/Facilities	8/13/22	8/28/23
Substantial Completion PCAC Phase 1	8/28/23	8/28/23

Exhibits

A. Public Engagement Report
B. December 2020 Proposed Design Revisions
C. Expense summary
D. District Phasing Cost Analysis
E. Approved and Anticipated Contracts
F. Active Transportation Intersection Improvement Scenarios

Agenda Item No:1.

Council Agenda Item Report

Meeting Date: December 17, 2020
Submitted by: Michelle Downard
Submitting Department: Executive
Item Type: Resolution
Agenda Section:

Subject:
Consideration to Adopt Resolution 28-2020, a Resolution Appointing Council Member Max Doilney as Park City Municipal's Voting Member within the Central Wasatch Commission
(A) Public Input (B) Action

Suggested Action:

Attachments:
CWC Appointment Staff Report

Exhibit A: CWC New Member Resolution

Exhibit B: CWC Mountain Transportation System Summit Facilitator's Report 12.02.20

Exhibit C: Mountain Transportation System Project Summary

City Council
Staff Report

Subject:	Consideration and Possible Adoption of a Resolution Appointing Council Member Max Doilney as Park City Municipal's Voting Member within the Central Wasatch Commission
Author:	Michelle Downard
Department:	Executive
Date:	Dec 17, 2020
Type of Item:	Administrative

Summary Recommendation

Adopt a resolution to appoint Max Doilney as Park City Municipal's voting member within the Central Wasatch Commission (CWC).

Executive Summary

In 2018, the Central Wasatch Commission (CWC) approved Park City's request to have its own voting seat. Mayor Beerman has been serving in that role. Resolution 28-2020 was drafted consistent with the recommendation to appoint Councilmember Max Doilney.

Analysis

- In February 2014, the Mountain Accord was established to bring together different interests in a collaborative manner to settle decades of conflict over land use and other issues, including transportation, environmental impacts, trails, and infrastructure, and create a sustainable plan for the preservation of the Central Wasatch Mountains. This collaboration included representatives from federal, state, and local government, environmental advocacy groups, and private interests.
- In 2017, the CWC was established as the governing interlocal entity including Salt Lake County, Salt Lake City, Sandy City and the city of Cottonwood Heights.
- In August 2018, Park City's application for a voting seat was formally approved by the CWC Board and the legislative bodies of the four original members (Salt Lake City, Salt Lake County, Sandy City, and Cottonwood Heights). As part of that approval, Summit County was given the exclusive right to nominating the Wasatch Back Commissioner, provided Park City's seat remains independent, and they continue to have a separate vote on the Commission.
- The CWC Interlocal Agreement requires approval by the legislative body of newly appointed members.
- The Central Wasatch Commission Mountain Transportation System Summit Facilitator's Report (Exhibit A) outlines recent efforts, including supporting increased frequency of the Salt Lake City-Park City Connect, reducing vehicles, and establishing a shared understanding of climate change.
- The CWC Mountain Transportation System Project Summary (Exhibit B) outlines the ongoing transportation discussion for the Central Wasatch Mountains and the first set of recommendations, including enhancing valley transit services and modes and

demand management for Big Cottonwood Canyon. The summary also outlined objectives (reducing traffic congestion and incentivizing transit) and needed attributes (move people efficiently to desired locations, safety, and reliability).

- If approved, Councilmember Doilney will be able to participate in the January 2020 Commission Meeting as a voting member.
- Councilmember Doilney has followed the CWC's recent meetings and efforts, including attending the annual two-day conference in November 2020.
- During the December 7, 2020, CWC Meeting, Mayor Andy Beerman announced his intent to step down and recommended the appointment of Councilmember Doilney in his place.
- Councilmember Doilney will participate in a December 14, 2020 retreat to prepare for the anticipated upcoming role as the CWC commences a long planning and infrastructure period followed by action.

Previous CWC Staff Reports:

Date	Item
June 8, 2017	New Business – Adoption of ILA with CWW
August 3, 2017	New Business – Adoption of the ILA with Summit County
August 30, 2018	New Business- Central Wasatch Commission Entry
May 22, 2019	Work Session- CWC Funding
June 20, 2019	New Business- ILA to support the CWC
March 5, 2020	Old Business- CWC Update
May 21, 2020	Old Business- Consideration to Approve CWC Financial Support and Membership
June 11, 2020	Consent Agenda- Resolution Approving Amendments to the CWC ILA

Department Review

Executive and Legal

Exhibits

Exhibit A	Resolution 28-2020– Park City's Appointment of Councilmember Max Doilney as Commissioner with the Central Wasatch Commission Central
Exhibit B	Wasatch Commission Mountain Transportation System Summit Facilitator's Report
Exhibit C	Central Wasatch Commission Mountain Transportation System Project Summary

Resolution 28-2020

A RESOLUTION APPOINTING COUNCILMEMBER MAX DOILNEY AS PARK CITY MUNICIPAL'S VOTING MEMBER WITHIN THE CENTRAL WASATCH COMMISSION

WHEREAS, the Central Wasatch Commission (the "CWC") is an interlocal entity that was formed effective 29 June 2017 pursuant to the "Central Wasatch Commission Interlocal Agreement" (the "ILA") among Salt Lake County, Salt Lake City, Sandy City and the city of Cottonwood Heights (each, a "Member," and collectively, the "Members"); and

WHEREAS, the ILA authorizes the admission of additional Members to the CWC following (a) approval by a majority of the CWC's governing body (the "Board"); (b) unanimous approval by the CWC's current Members; (c) approval of the ILA by the governing body of the proposed Additional Member; and (d) execution and delivery of a counterpart of the ILA by the proposed Additional Member; and

WHEREAS, the Central Wasatch Commission approved Park City's 2018 request to have its own voting seat; and

WHEREAS, the Council has determined that it is in the best interests of the health, safety and welfare of the City's residents to so act;

NOW, THEREFORE, BE IT RESOLVED by the Park City Council that Councilmember Max Doilney is hereby appointed as Park City's voting member within the Central Wasatch Commission.

This resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 17th day of December, 2020.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Andy Beerman

ATTEST:

____

Michelle Kellogg, City Recorder

APPROVED TO FORM:

____

Mark D. Harrington, City Attorney

Exhibit B

crafted leadership

Central Wasatch Commission
Mountain Transportation System Summit
Facilitator's Report

December 2, 2020

BACKGROUND

The Central Wasatch Commission (CWC) is an interlocal government agency formed in 2017, with an intention to carry out the tasks outlined in the Mountain Accord charter.

One of the four areas of focus within the Mountain Accord charter involves transportation. As a result, CWC is responsible for proposing and reaching consensus toward a viable Mountain Transportation System (MTS) in the Central Wasatch Mountain region. CWC leads this collaborative process, involving jurisdictions, stakeholders and the public throughout this effort.

Note: While transportation is the focus of this particular initiative, it's helpful to be aware of the link between transportation and other CWC charges, which include land protections (federal legislation and the Central Wasatch National Conservation and Recreation Area Act -- both in process) as well as environmental protections (Environmental Dashboard underway).

Leading up to the MTS Summit in November, CWC has demonstrated, at direction from the board of commissioners, a dedicated focus on transportation throughout 2020, having accomplished the following:

- Initial Scoping Process and Public Comment (early 2020)
- MTS Draft Alternatives and Public Comment (Fall 2020)
- MTS Expert Panel (September 2020)

This report, as requested in the request for proposal, focuses on the MTS Summit, and the learning that took place leading up to that event. The Summit held on November 13th and 14th, 2020, was designed to deepen the dialogue between CWC Commissioners, Stakeholders and members of the public.

Ultimately, the learnings from all stages of this iterative process will inform the CWC board as they meet in December and January, to face the task of forming recommendations for next steps toward a Mountain Transportation System.

OVERVIEW OF PROCESS

The facilitation process for the MTS Summit involved two distinct phases:

1. The first phase involved preparatory research that included interviews with CWC Commissioners and Stakeholders.
2. The second phase encompassed the Summit itself, which took place over two days.

Each phase is described in detail below, outlining the process, objectives and learnings from each.

PHASE ONE: INTERVIEWS AMONG STAKEHOLDERS AND CWC COMMISSIONERS

In preparation for the Summit, I conducted a series of interviews among CWC Commissioners and Stakeholders.

Interview Objectives

The purpose of the interviews was two-fold:

- To understand the history, opinions, concerns, and desires among the Stakeholders and Commissioners.
- To help shape the design and content of the Summit, in order to support the learning and decision-making process ahead.

Interview Methodology

Interviews were conducted via Zoom between September 25th - Nov 11th, 2020 among the following:

- CWC Commissioners:
  - Chair: Councilor Chris Robinson, Summit County
  - Mike Reberg, Associate Deputy Mayor representing Co-Chair: Mayor Jenny Wilson, Salt Lake County
  - Mayor Mike Peterson, Cottonwood Heights
  - Mayor Erin Mendenhall, Salt Lake City
  - Councilor Jim Bradley and Senior Policy Advisor Bobby Sampson, Salt Lake County
  - Mayor Andy Beerman, Park City
  - Mayor Dan Knopp, Town of Brighton
  - Mayor Jeff Silvestrini, Millcreek City
  - Mayor Harris Sondak, Alta Town
  - Councilor Marci Houseman, Sandy City
  - Ex-Officio Member: Carlton Christensen, Chair of the UTA Board of Trustees

- 34 individual Stakeholders, representing the following groups/organizations:
  - Watershed Managers (Salt Lake City Department of Public Utilities, Sandy City Public Utilities, Metropolitan Water District of Salt Lake and Sandy)
  - Wasatch Back (Summit County, Recycle Utah)
  - Forest Service
  - Conservations Groups (Save Our Canyons, Wasatch Backcountry Alliance, Wasatch Mountain Club, Sierra Club, Friends of Alta)
  - Recreation Groups (Trails Utah, Salt Lake Climbers Alliance, Salt Lake Valley Trails Society)
  - Department of Parks, Recreation and Tourism, University of Utah
  - Private Property Owners (Big Cottonwood Community Council, Granite Community Council, Cardiff Canyon Owners Association)

- Ski Resorts (Brighton, Solitude, Snowbird, Alta, Park City Mountain, Ski Utah)
- Utah Transit Authority
- Stadler Rail
- CW Management Corporation

Interview Learnings

1. Findings from Commissioner Interviews

Commissioners expressed strong interest in maintaining neutrality and curiosity throughout the Summit process. There was a unanimous desire for the Summit to be facilitated with an approach that would be inclusive, thorough, while allowing each mode to be reviewed fairly.

Many Commissioners articulated a desire to approach transportation in conjunction with federal legislation, and with attention to protecting the environment and watershed.

Few Commissioners stated any preference when it came to the high capacity transportation modes (bus/rail/aerial). Rather, they stressed the importance of a neutral information-gathering process.

To that end, Commissioners requested the following priorities be considered in the planning of the MTS Summit:

- Inclusion (year-round, dispersed users as well as skiers, providing access to all community members)
- Unbiased, thorough analysis of all transportation elements (including "no action")
- Consideration of environmental/watershed concerns and visitor management
- Shared understanding of the need for emergency egress

2. Findings from Stakeholder Interviews

Stakeholders expressed a shared acknowledgement of increased congestion in the canyons that is taking place year-round.

Many articulated a desire for transportation challenges to be addressed in conjunction with visitor use management and environmental concerns. A number of Stakeholders expressed a longing for a visitor use study (and some mentioned the need to incorporate climate change predictions within the study). Some felt the study should take place before decisions are made surrounding high capacity/investment transit options.

Stakeholders are longing for transportation solutions that:

- Lead to fewer cars
- Serve all residents, dispersed users, year-round
- Take into account who will pay vs. who will benefit

Opinions surrounding specific MTS elements included the following:

- Widespread support for expanded bus service (along with mass transit connections). At the same time, there are some watershed concerns related to significant bus expansion
- Support for tolling to disincentivize cars (although some concern over social justice implications of tolling)
- Mixed opinions about snow sheds. Some question the cost and visual impact in relation to the frequency of need; some watershed concerns related to fire suppression chemicals
- Regarding other alternatives: mixed opinions (including some who express no preference, some who reject all options)
    - Rail:
        - Upside: multiple stops (supporting dispersed users)
        - Downsides: large footprint, high cost, need for snow removal, questions about base area, concerns about impact of significant increase in visitors
    - Aerial:
        - Upsides: smaller footprint, less environmental impact, bypasses avalanche risk
        - Downsides: only serves ski resorts (vs. dispersed users), high cost, questions about base area, concerns about impact of significant increase in visitors
- Regarding possible connections between canyons (aerial, tunnel):
    - Aerial: appeal for resort skiers (on-trend with multi-resort passes), concerns about cost, impact on viewshed and protection of backcountry ski areas
    - Tunnel: environmental, cost concerns

Lastly, Stakeholders expressed appreciation for CWC's regional approach to transportation.

PHASE TWO: MOUNTAIN TRANSPORTATION SYSTEM SUMMIT

MTS Summit Objectives

The objectives of the Mountain Transportation System Summit were as follows:

- To review CWC's MTS Draft Alternatives and updates, in context of overall CWC goals, including learnings from the "Build Your Own MTS" online tool, public comment, and the October Stakeholders Council meeting
- To conduct dialogue among Stakeholders, members of the public, CWC Commissioners and staff in order to:
  - Fully understand all elements of the Draft Alternative Modes and Demand Management Strategies
  - Address questions
  - Gather feedback
  - Reach consensus where possible
  - Identify framework for further consensus-building by CWC Board

Ultimately, the learnings from the Summit will aim to support the CWC Board in identifying next steps toward creating a Mountain Transportation System for the Central Wasatch Mountain region.

MTS Summit Approach

The two-day Summit took place on the following dates:

- Friday, November 13th, 2020 from 12pm - 5pm
- Saturday, November 14th from 8am - 1pm

The Summit took place over Zoom, with between 95 and 110 participants in attendance (plus 69 viewers on Facebook), including:

- CWC staff
- CWC Commissioners
- Stakeholders
- Members of the public

The Summit agenda included the following:

- Opening remarks by CWC Chair, Chris Robinson and Transportation Committee Chair, Mayor Dan Knopp
- Review of Summit objectives, logistics and ground rules
- Presentations including:
  - Ralph Becker, CWC Executive Director, presenting CWC updates:
    - From Mountain Accord to today - primary elements of Agreement

        - Primary CWC initiatives
        - Where CWC goes from here
    - Blake Perez, CWC Deputy Director, presenting MTS Process updates:
        - Why did CWC start the MTS process?
        - Process to date
        - Objectives and attributes
        - Overview of Draft Alternatives
        - Learnings from "Build Your Own MTS" online tool, public comment, and October Stakeholders Council meeting
    - Laura Briefer, Director, Salt Lake City Dept of Public Utilities:
        - Relating Watershed Protection Objectives to Transportation Objectives
- Group discussion of Summit "problem statement" and decision-making criteria
    - Our problem statement: In what ways might we explore regional, year-round transportation solutions that minimize congestions and improve safety, while addressing environmental concerns, and incorporating input from all of you here at the Summit?
    - Our decision-making criteria (that included input from participants):
        - Minimizes congestion in the adjacent neighborhoods and in the canyons
        - Provides emergency egress
        - Addresses the needs of resort visitors and year-round dispersed recreation users
        - Takes into account the needs of canyon residents, property owners, employees and businesses
        - Protects the environment, wilderness and watershed
        - Preserves the quality of the user experience and feel of a natural setting
        - Minimizes congestion as one recreates and utilizes the canyons
        - Includes the viewpoints of Summit participants
- Detailed discussion of Draft Alternative Modes and Demand Management Strategies
    - Blake Perez, CWC Deputy Director presenting and incorporating additional learnings and questions
    - For each element, facilitated discussion that included:
        - Clarifying questions
        - Reactions
        - Polling (assessing favor, opposition, need for additional information and in some cases, preferences between options)
- Closing that included review of learnings throughout the two days.

MTS Summit Learnings

The primary focus of the Summit involved a methodical discussion of each of the Draft Alternative Modes and Demand Management Strategies for each of the main corridors.

For each element, CWC Deputy Director Blake Perez presented key information, including:

- What objective/attribute does the element meet?
- Key details of the plan
- Cost/funding
- Established pros/cons (gathered from public comment and facilitator interviews)
- Any additional commentary by experts/affiliates

Below you will find key learnings (poll results, pros and cons) for each of the transportation elements under consideration, and organized by corridor.

Notes about polling: Stakeholders and members of the public were invited to participate in polls. Commissioners and individuals representing companies (e.g. rail, aerial) were asked to refrain from participating in polling. It should be noted that the data from polling should not be considered statistically significant, and represents the views of Summit participants only (and not the public at large).

1. Salt Lake Valley Connections

   Regarding Salt Lake Valley Connections, several elements were discussed -- each presented below in order of degree of favor, and outlined with pros, cons and any outstanding concerns/questions:

   - Salt Lake Valley Connections: Enhanced Current Transit System
     - 78% of Summit participants "In Favor"
     - Pros: Cost effective; builds off the regional transit system; flexibility of service to multiple destinations; aligns with current UTA short-term plans; reduces need for mobility hubs near canyons
     - Cons: Less convenient (at least one transfer required); funding for increased bus service (operation and capital); additional roadway improvements

   - Salt Lake Valley Connections: Regional Transit Hubs
     - 56% of Summit participants "In Favor"
     - Pros: Augments for reduced parking in canyons; regional and convenient transit connections; multimodal connections
     - Cons: High capital investment; quality of economic benefit (consider mix use, does it have year-round utility)?; induces car demand/large hubs do not function to disincentive auto use; will other roads fail?

    - Outstanding concerns/questions: Consider multiple, smaller mobility hubs/dispersed parking with transfers taking place regionally (vs. bottle-necking at the base of the canyons)

- Salt Lake Valley Connections: High Capacity Transit Along 9400 South
    - 53% of Summit participants "In Favor"
    - Pros: High-capacity regional connections (access to dispersed parking); ability to meet current and future demand; reduces traffic congestion
    - Cons: High capital investment (who pays and who benefits?); potential for road widening with impacts to accommodate improvements; potential mode transfer
    - Outstanding concerns/questions: Depreciating asset? (in light of climate change)

- Salt Lake Valley Connections: Year-Round Bus Service from Various Economic Hubs
    - 51% of Summit participants "In Favor"
    - Pros: Convenient; reduces car travel to canyons; reduces need for mobility hubs near mouths of canyons
    - Cons: Economical/cost efficiency; high cost for potentially low impact; reduces congestion; low ridership; finding new funding for UTA; ability to meet current and future demand; buses getting stuck in roadway conditions
    - Outstanding concerns/questions: What are the barriers to running canyon-compatible express buses from more hubs, farther from the mouths of the canyon? Does the bus option align with ski sentiment?

- Salt Lake Valley Connections: No Action
    - 59% of Summit participants "Opposed"
    - Pros: No major capital projects
    - Cons: Continued growing traffic congestion; increased vehicle access

2. Wasatch Front/Wasatch Back via I-80

Regarding transportation between the Wasatch Front and the Wasatch Back via I-80, the one element under consideration was:

- Improve frequency of the SLC-PC Connect
    - 66% of Summit participants "In Favor"
    - Pros: Improves convenience; improves ski resort connections; improves regional connectivity; serves multiple users
    - Con: Funding
    - Outstanding concerns/questions: Who pays for capital and operational costs? Would buses stop at hotels? Transfer point around Wasatch foothill?

3. Big Cottonwood Canyon

Regarding Big Cottonwood Canyon, a range of elements were discussed -- each presented below in order of degree of favor, and outlined with pros, cons and any outstanding concerns/questions:

- Big Cottonwood Canyon: Bicycle and Pedestrian Improvements
  - 78% of Summit participants "In Favor"
  - Pros: Safety
  - Cons: N/A
  - Outstanding concerns/questions: Bike lanes in both directions? Scheduled pedestrian days/hours? Reducing speed limit to help cyclists/pedestrians? Placing parking on the same side as attraction?

- Big Cottonwood Canyon: Year-Round Local Bus
  - 77% of Summit participants "In Favor"
  - Pros: Year-round; serves dispersed recreation users and service to trailheads; reduces traffic congestion and on-road parking
  - Cons: Adequate frequency and capacity to keep up with growing demand; cost of financing new transit service; any additional roadway improvements to accommodate transit in canyons; possible resource damage if capacity/visitation is unmanaged
  - Outstanding concerns/questions: Will there be stops and pick up on-demand to accommodate Creekside users? On-demand microtransit should be considered

- Big Cottonwood Canyon: Seasonal Express Buses to Resorts
  - 74% of Summit participants "In Favor"
  - Pros: Reduces congestion; increases transit use; convenience
  - Cons: Year-round access; economical/cost effective; consider O&M and lifecycle costs; funding source unknown; question about need for dedicated bus/transit lane to be effective; capacity to handle short and long-term
  - Outstanding concerns/questions: Longing to first identify the capacity in the canyon before planning transportation; questions about passing lanes; bus priority between Silver Fork and the top

- Big Cottonwood Canyon: Variable Tolling
  - 72% of Summit participants "In Favor"
  - Pros: Disincentivizes vehicles; incentivizes transit use; potential new revenue source; reduces traffic congestion and car use; therefore improves air quality
  - Cons: Equitable access; cost and maintenance of setting up system; possible need for policy changes to accommodate need for wider range of uses of toll revenues

- Outstanding concerns/questions: Is this a fee-based toll or an occupancy-based toll? Can we toll the user type? Carpooling and pick-up lanes? Toll resort users and not dispersed users?

- Big Cottonwood Canyon: Reduced On-Road Parking
  - 67% of Summit participants “In Favor”
  - Pros: Disincentivizes vehicles; improves safety; protects water quality; gives road shoulders behind the fog line back cyclists and runners
  - Cons: Equitable access; provides better ski resort connections; tied to other transit improvements (?)
  - Outstanding concerns/questions: Is it possible to enforce? What will fill the breach? Signage at the canyon mouth could announce the available parking in real-time (if a driver sees that a lot is full then they won't drive to that lot)

- Big Cottonwood Canyon: Paid Parking at Resorts
  - 67% of Summit participants “In Favor”
  - Pros: Disincentivizes vehicles; reduces congestion; new revenue to offset transit costs; encourages carpooling
  - Cons: Additional cost to user; affordable equitable fare structure
  - Outstanding concerns/questions: Questions about how the revenue generated will be spent, and who controls the use of these funds. Could there be a special district set up to ensure that monies benefit the canyon? Would resorts be asked to contribute parking revenue to improvements in the canyon? Exceptions for hunters?

- Big Cottonwood Canyon: No Action
  - 4% of Summit participants “In Favor”
  - Pros: No major construction impacts on watershed; avoids the risk of doing something that will be antiquated; crowding is a deterrent
  - Cons: Continued and growing traffic congestion impacts; limited mobility; no year-round transit service; road shoulder impacts to stream and vegetation

5. Little Cottonwood Canyon

Regarding Little Cottonwood Canyon, a range of elements were discussed -- presented below in two sections: Non High-Capacity Elements and High-Capacity Elements.

Little Cottonwood Canyon -- Non High-Capacity Elements

- Little Cottonwood Canyon: Bicycle and pedestrian improvements
  - 82% of Summit participants "In Favor"
  - Pros: Safety
  - Cons: N/A
  - Outstanding concerns/questions: Bike lanes in both directions? Schedule pedestrian days/hours? Reducing speed limit to help cyclists/pedestrians? Put parking on the same side as attraction? Could we extend the Quarry Trail up LCC and pave it to get cyclists off the highway? Dedicated bike lanes would protect against auto-bike accidents since the road is narrow, especially during early/late hours when bikes are less visible with glare

- Little Cottonwood Canyon: Year-Round Local Bus
  - 80% of Summit participants "In Favor"
  - Pros: Year-round access; moves people efficiently to desired locations; increases transit use; serves dispersed recreation users and service to trailheads; reduces traffic congestion and on-road parking
  - Cons: High lifecycle costs; labor; ability to meet growing demand

- Little Cottonwood Canyon: Variable Tolling
  - (No polling conducted for BCC. However, 72% of Summit participants "In Favor" of "Variable Tolling" for LCC).
  - Pros: Disincentivizes vehicles; incentivizes transit use; potential new revenue source; reduces traffic congestion and car use; improves air quality
  - Cons: Equitable access; cost and maintenance of setting up system; possible need for policy changes to accommodate need for wider range of uses of toll revenues
  - Outstanding concerns/questions: Is this a fee-based toll or an occupancy-based toll? Can we toll the user type? Carpooling and pick-up lanes? Toll resort users and not dispersed users? Where does the tolling begin? (upper vs. lower)

- Little Cottonwood Canyon: Reduced On-Road Parking
    - (No polling conducted for BCC. However, 67% of Summit participants “In Favor” of “Reduced On-Road Parking” for LCC).
    - Pros: Disincentivizes vehicles; improves safety; protects water quality; minimizes expanded shoulder lanes for parking, runoff
    - Cons: Equitable access; provides better ski resort connections
    - Outstanding concerns/questions: Is it possible to enforce? What will fill the breach? Signage at the canyon mouth could announce the available parking in real-time (if a driver sees that a lot is full then they won't drive to that lot)

- Little Cottonwood Canyon: Paid Parking at Resorts
    - (No polling conducted for BCC. However, 67% of Summit participants “In Favor” of “Paid Parking at Resorts” for LCC).
    - Pros: Disincentivizes vehicles; reduces congestion; new revenue to offset transit costs; encourages carpooling
    - Cons: Additional cost to user; affordable equitable fare structure
    - Outstanding concerns/questions: Questions about how the revenue generated will be spent, and who controls the use of these funds. Could there be a special district set up to ensure that monies benefit the canyon? Would resorts be asked to contribute parking revenue to improvements in the canyon? Exceptions for hunters?

- Little Cottonwood Canyon: Snow Sheds
    - 35% of Summit participants “In Favor” and 44% “Oppose”
    - Pros: Reduces congestion; improves safety and emergency egress; provides better ski resort connections; improves reliability
    - Cons: Economical/cost effective; major investment for a relative benefit (¼ of crashes are related to snow); impacts to watershed; does not disincentivize vehicles; impacts on bike lane; visual impact
    - Outstanding concerns/questions: Would snow sheds reduce the cost of current avalanche control measures? How do we value reliability? For those of us who can’t make it without stopping, would pull-outs be included?

- Little Cottonwood Canyon: No action
    - (No polling conducted for BCC. However, 4% of Summit participants “In Favor” of “No Action” for LCC).
    - Pros: No major construction impacts on watershed
    - Cons: Continued growing traffic congestion impacts; on-road safety conflicts; no year-round transit service

Little Cottonwood Canyon -- High-Capacity Alternatives

This section of this report focuses on three different high-capacity alternatives for Little Cottonwood Canyon: Enhanced Bus, Aerial, and Rail. After discussions of each alternative, we polled Summit participants for preferences among the range (including No Action). Poll results were as follows, indicating strongest preference for Enhanced Bus.

- Prefer Enhanced Bus: 47%
- Prefer Aerial: 25%
- Prefer Rail: 18%
- Prefer No Action: 10%

Each alternative (and some sub-alternatives) are discussed in detail below.

A. Enhanced Bus With and Without Road Widening

   When presented with two options related to Enhanced Bus, polling results revealed a preference for Enhanced Bus Without Road Widening:

   - Prefer Enhanced Bus Without Road Widening: 56%
   - Prefer Enhanced Bus With Road Widening: 21%
   - Need More Information: 16%
   - Prefer No Action: 7%

   The two Enhanced Bus options are discussed in detail below:

   - Enhanced Bus Without Road Widening:
     - Pros: Reduces congestion; increases transit use; protects watershed, wilderness and visual quality; improves ski resorts connections
     - Cons: Year-round access; ability to meet future demand; limitation is that canyon is still shut down by one bad driver/accident
     - Outstanding concerns/questions: How do we incentivize out-of-state visitors with rental cars to use the bus? Is there a commitment to exploring electric buses?

   - Enhanced Bus with Roadway Widening
     - Pros: Improved convenience; improved reliability; incentivizes transit; reduces congestion
     - Cons: Roadway widening presents risk of negative impacts on watershed; costs (O&M, lifecycle)

B. Rail: On-Road, At-Grade UDOT vs. Existing Right of Way

When presented with two options related to Rail, polling results revealed mixed opinions about both options:

- Rail: On-Road, At-Grade UDOT: 22% "In Favor" vs. 41% "Opposed" vs. 33% "Need More Information"
- Rail: Existing Rail Right of Way: 27% "In Favor" vs. 40% "Opposed" vs. 29% "Need More Information"

During this exploration of Rail, we asked a third question assessing participants' interest in conducting further research into Rail:

- 62% were "In Favor" of conducting further research into Rail in LCC
- 31% were "Opposed" to conducting further research into Rail in LCC

The Rail option is discussed in further detail below:

- Rail
    - Pros: Reduces traffic congestion; increases transit use; improves emergency egress/ingress; connection to regional transit system; safety and reliability; sensitivity to ridgelines; accommodates future demand; life cycle costs; moves people efficiently to desired locations
    - Cons: High capital cost; exposed to roadway conditions (snow, avalanche); disruption to dispersed use, parking areas, elimination of climbing assets; impacts to stream/water source during construction (post construction mitigation, existing rail ROW is adjacent to Little Cottonwood stream); noise; displaces dispersed recreation, large footprint; huge investment if snow is gone with climate change
    - Outstanding concerns/questions:
        - What would be the fare per person, and is there a way to factor equitable access?
        - How would construction at the mouth of the canyon impact Quarry Park area?
        - If current trails were chosen, what impacts would rail have on LCC creek and water quality?
        - Can the train make the curves?
        - Pros and cons will depend on the route.
        - Whistle stop locations would add to costs (not currently specified)
        - Is there a budget that defines the costs to make the train capacity reach 3,000 passengers per hour?
        - Can we expect a similar escalation of costs with Rail?

- Longing for elaboration on the disparity in rail costs between UDOT's EIS and Stadler?
- What is the opinion of the Granite Community Council on the cog rail option?
- If cars and buses are using SR 210 and the Rail is located in old railroad grade, won't snow sheds still be needed?
- Longing to assess the risk a railway poses for potential wildfire
- Can the train cars have "sunroofs?"

C. Aerial: UDOT Alternative vs. La Caille Station Option

When presented with two options related to Aerial, polling results revealed mixed opinions about both options:

- Aerial: UDOT Alternative: 18% "In Favor" vs. 53% "Opposed" vs. 25% "Need More Information"
- Aerial: La Caille Station Option: 30% "In Favor" vs. 46% "Opposed" vs. 21% "Need More Information"

During this exploration of Aerial, we asked a third question assessing participants' interest in conducting further research into Aerial:

- 50% were "In Favor" of conducting further research into Aerial in LCC
- 41% were "Opposed" to conducting further research into Aerial in LCC

The Aerial option is discussed in further detail below:

- Aerial:
  - Pros: Reduces traffic congestion; increases transit use; improves emergency egress/ingress; safe and reliable during mountain conditions; reduces air pollution; ability to move high amounts of people; low O&M, lifecycle costs; small footprint
  - Cons: More transfers = less convenient; impacts to viewshed and view quality; seasonal service; limited by bus ability to deliver passengers; bus operations challenges (headways, seasonal labor, facilities)

- Aerial: La Caille Station Option:
  - Pros: Can move more people per hour than EIS alternative; reduces more cars in LCC; land preservation and easements in upper LCC
  - Cons: Parking structure at La Caille base station could potentially have negative impacts on traffic along Wasatch Boulevard; impacts to viewshed

6. Cottonwood Canyon Connection

Regarding possible connections between Big Cottonwood Canyon and Little Cottonwood Canyon, the following options were discussed -- each presented below in order of preference, and outlined with pros, cons and any outstanding concerns/questions:

- Cottonwood Canyon Connections: No Action
    - Preferred by 50% of Summit participants
    - Pros: No impact on wetlands; no impacts to dispersed recreation
    - Cons: No emergency egress when Guardsmans Pass is closed

- Cottonwood Canyon Connections: Aerial (Brighton to Alta Gondola)
    - Preferred by 23% of Summit participants
    - Pros: Improves emergency egress/ingress; improves connections between resorts
    - Cons: High capital costs; potential impacts on sensitive ecosystem, watershed and hydrology; negative impacts on viewshed; impacts on recreators
    - Outstanding concerns/questions: What is user demand? How important is this to resorts in both canyons, and are the resorts interested in a public/private partnership with shared costs? What importance do we attach to safety?

- Cottonwood Canyon Connections: Transit Tunnel (Rail or Bus)
    - Preferred by 14% of Summit participants
    - Pros: Improve emergency egress/ingress; improves connections between resorts; (buses would disincentivize vehicles)
    - Cons: High capital costs; potential impacts on ecosystem, watershed and hydrology, legacy mining

- Note: 14% of Summit participants did not express a preference between the three options, but rather answered "Need More Information."

8. Big Cottonwood Canyon to Park City Connection

Regarding possible connection between Big Cottonwood Canyon and Park City, two options were discussed -- each presented below in order of preference, and outlined with pros, cons and any outstanding concerns/questions:

- Big Cottonwood Canyon to Park City Connection: No Action
    - Preferred by 47% of Summit participants
    - Pros: No impact on dispersed recreation
    - Cons: No emergency egress/ingress; continued increase of vehicle traffic between Wasatch Front and Wasatch Back

- Big Cottonwood Canyon to Park City Connection: Aerial
    - Preferred by 36% of Summit participants
    - Pros: Provides emergency egress/ingress; reduces congestion; improves connections between resorts
    - Cons: High capital costs; potential impacts on sensitive ecosystem, visual impacts and ridgelines; potential negative impacts on watershed and hydrology; impacts on dispersed recreation users

- Note: 16% of Summit participants did not express a preference between the two options, but rather answered “Need More Information.” Moreover, an additional 2% gave “No Answer.”

CONCLUSIONS AND RECOMMENDATIONS

- I believe we successfully accomplished the objectives set out for this Summit through inclusive and thorough dialogue over the course of the two-day event. We were able to discuss the full range of Draft Alternatives and Demand Management Strategies and gather significant input and feedback.

- We received directional feedback in these areas:

    - Strong support for the following:
        - Enhanced Current Transit System within Salt Lake Valley Connections
        - Improved Frequency of the Salt Lake City-Park City Connect
        - In Big and Little Cottonwood Canyons:
            - Bicycle and Pedestrian Improvements
            - Year-Round Local Bus
            - Seasonal Express Buses to Resorts (BCC)
            - Variable Tolling
            - Reduced On-Road Parking
            - Paid Parking at Resorts

    - Moderate support for the following:
        - Regarding Salt Lake Valley Connections:
            - Regional Transit Hubs (Note: expressed interest in considering multiple, smaller mobility hubs/dispersed parking with transfers taking place regionally)
            - High Capacity Transit Along 9400 South
            - Year-Round Bus Service from Various Economic Hubs

    - Considerable reservations around the following:
        - Snow Sheds in Little Cottonwood Canyon
        - Connections between Big and Little Cottonwood Canyons, Big Cottonwood Canyon and Park City

- With regard to the high capacity alternatives under consideration in Little Cottonwood Canyon, the learnings were less conclusive. Despite the lack of directional input, the dialogue that took place helped to clarify a number of fundamental, unanswered questions, including:
    - What is the visitor capacity in the canyons? Is there alignment among decision-makers to prioritize learnings from a Visitor Management Study to inform decisions about a high capacity mode? From a timing standpoint, is that even an option?

- Is it possible to establish a shared understanding of climate change predictions and how/when those will impact the ski industry? Is there shared willingness to factor this information into the decision-making process?
- Is there shared understanding about the relationship between transportation and federal legislation? Is there sufficient trust in place to take action on transportation next steps while federal legislation is unfolding within a different timeline? Is it possible to construct a set of agreements to pave the way for next steps to take place with a sense of trust?
- Is the priority to provide transportation to ski resorts only? Or is the priority to serve dispersed recreation users and choose a mode that makes multiple stops? Is it firmly determined that aerial cannot make stops outside of resorts? Can rail make stops? And if so, what are the timing/cost implications?
- There is a strong, shared goal of reducing cars in LCC. How do the various modes support this objective? Is it conceivable/desirable to eliminate cars entirely? And how would the different modes support this concept?
- Summit participants exhibited strongest favor for Enhanced Bus (47% compared to 25% for Aerial and 18% for Rail). Can enhanced buses really solve the demand challenges? What is the likelihood and are there cost/timing implications associated with going "electric" thereby avoiding environmental concerns associated with increased buses?

My recommendation would be to explore these questions as a starting point for further discussions around the high capacity modes for Little Cottonwood Canyon.

ADDENDUM: SUMMIT POLL RESULTS

The following grids capture results from Zoom polls conducted in relation to specific Draft Alternative Modes and Demand Management Strategies, captured by corridor.

Corridor	Element	Favor	Oppose	Need more information	No answer
1. Salt Lake Valley Connections	Regional transit hubs	56%	14%	21%	9%
	High capacity transit along 9400 South	53%	14%	29%	5%
	Year-round bus service from various economic hubs	51%	20%	23%	7%
	Enhanced current transit system	78%	11%	5%	5%
	No action	15%	69%	11%	6%

Corridor	Element	Favor	Oppose	Need more information	No answer
2. Wasatch Front/Wasatch Back via I-80	Improve frequency of the SLC-PC Connect	66%	6%	17%	11%

Corridor	Element	Favor	Oppose	Need more information	No answer
3. Big Cottonwood Canyon	Seasonal express buses to resorts	74%	6%	14%	6%
	Bicycle and pedestrian improvements	78%	8%	12%	2%
	Variable tolling	72%	8%	18%	2%
	Year-round local bus	77%	6%	6%	11%
	Reduced on-road parking	67%	17%	13%	2%
	Paid parking at resorts	67%	13%	13%	7%
	No action	4%	76%	14%	6%

Corridor	Element	Favor	Oppose	Need more information	No answer
4. Little Cottonwood Canyon	Snowsheds	35%	44%	17%	4%
	Bicycle and pedestrian improvements	82%	9%	7%	2%
	Rail: on-road, at-grade UDOT	22%	41%	33%	3%
	Rail: existing rail right of way	27%	40%	29%	4%
	Rail: opinion of further research	62%	31%	5%	2%
	Aerial: UDOT alternative	18%	53%	25%	4%
	Aerial: La Caille station option	30%	46%	21%	4%
	Aerial: opinion of further research	50%	41%	6%	4%
	Variable tolling	n/a	n/a	n/a	n/a
	Enhanced bus	n/a	n/a	n/a	n/a
	Reduced on-road parking	n/a	n/a	n/a	n/a
	Year-round local bus	80%	6%	12%	2%
	Paid parking at resorts	n/a	n/a	n/a	n/a
	Enhanced bus with road widening	See below	See below	See below	See below
	No action	n/a	n/a	n/a	n/a

Corridor	Prefer enhanced bus without road widening	Prefer enhanced bus with road widening	Need More information	Prefer no action
4. Little Cottonwood Canyon - Enhanced Bus with or without road widening	56%	21%	16%	7%

Corridor	Prefer rail	Prefer aerial	Prefer enhanced bus	Prefer no action
4. Little Cottonwood Canyon	18%	25%	47%	10%

Corridor	Element	Favor	Oppose	Need more information	No answer
5. Cottonwood Canyon Connections	Aerial	41%	37%	15%	7%
	No action	40%	37%	19%	5%
	Rail tunnel	n/a	n/a	n/a	n/a
	Bus tunnel	n/a	n/a	n/a	n/a

Corridor	Prefer aerial	Prefer transit tunnel	Prefer no action	Need more information
5. Cottonwood Canyon Connections	23%	14%	50%	14%

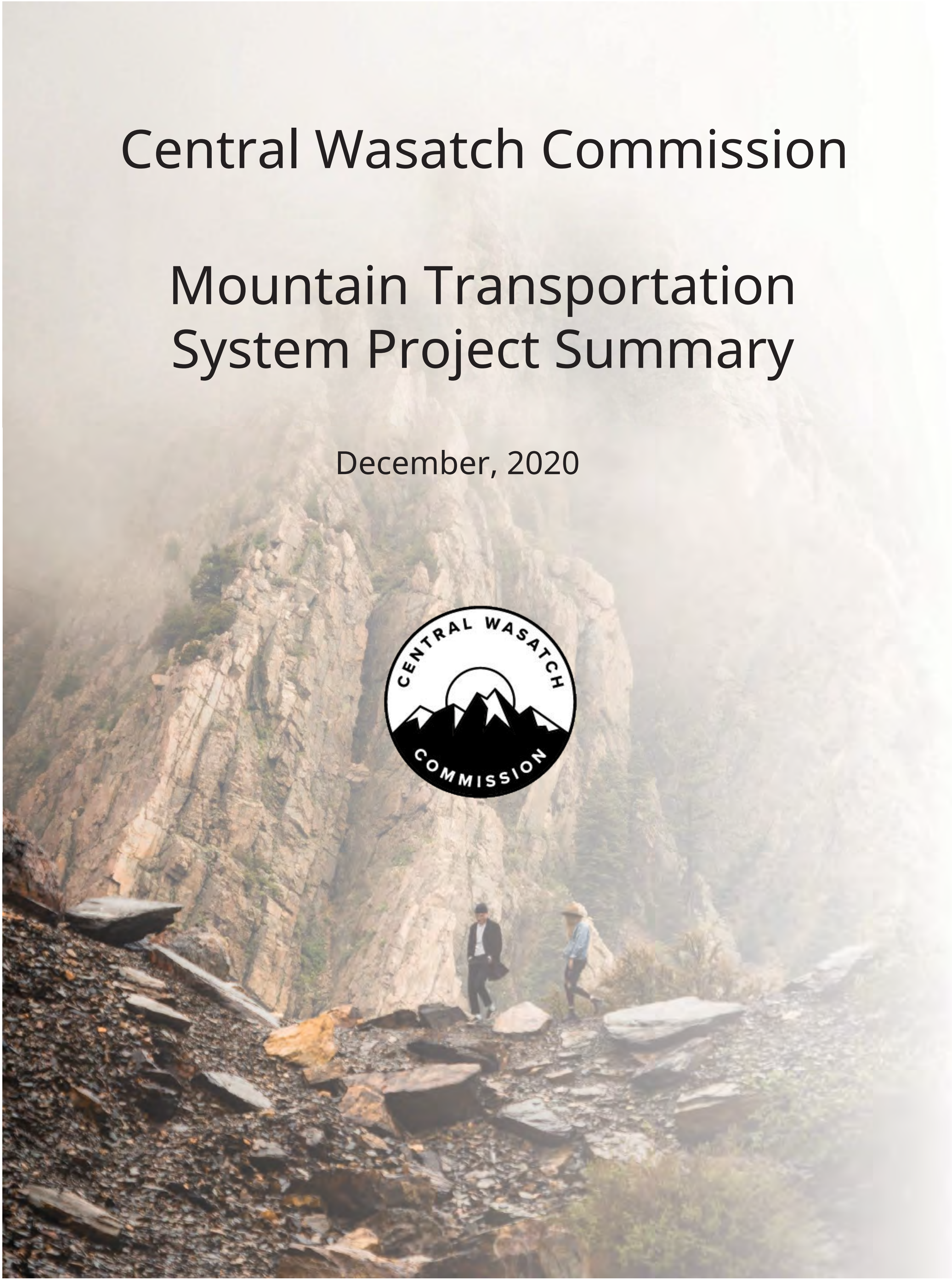
Corridor	Prefer aerial	Prefer no action	Need more info	No answer
6. Big Cottonwood Canyon to Park City Corridor	36%	47%	16%	2%

Exhibit C

Central Wasatch Commission

Mountain Transportation System Project Summary

December, 2020



CENTRAL WASATCH COMMISSION

Contents

Staff Recommendations for a Mountain Transportation System

After 11 months working with the Central Wasatch Commission (CWC) Board, technical experts, stakeholders and the public, the CWC staff offers some preliminary recommendations for a Mountain Transportation System (MTS) for the Central Wasatch Mountains. These recommendations are intended to offer a starting point for discussion that it is hoped will lead to a consensus proposal by the CWC Board.

After 30+ years of plans, studies, analysis, and public input, the CWC Staff recognizes that there are no easy transportation solutions for the Central Wasatch Mountains. We know that traffic conditions have deteriorated past the point of acceptability, affecting user experiences and impacts on the environment. The status quo or no action alternative isn't acceptable. Increasing private vehicular travel and in-mountain parking isn't feasible or acceptable. The impacts on the fragile environment, especially the watershed, and numerous plans dating back more than 30 years have consistently ruled against more vehicles and parking in the Mountains. Additional roads (e.g., ,making the Guardsman Pass road year-round) are also too impactful and have been rejected in prior decision making. The CWC has focused on transit improvements and demand management strategies that can relieve vehicular congestion in the least impactful way. And, the staff recommends that any transportation solutions that enable better access into the Mountains be conditioned on permanent land and resource protection that can only be accomplished by private land protection and public/federal land designations through Congressional legislation.

A full list of reports, public comment, and consideration by the CWC in 2020 is available on the CWC website. The Commission's MTS work this year has included

- scoping,
- development of objectives and attributes,
- technical evaluation and presentation of alternatives for stakeholder and public comment, and
- a two-day Summit of the Commission, stakeholders, and the public.

This memo provides the first set of recommendations for a MTS. This is intended to provide framework for Board deliberations. In addition to recommendations for modes and demand management strategies, a draft implementation phasing timeline is provided. Existing funding sources would not serve any of the improvements in facilities and services; a funding plan, including the use of private-public partnerships, would have to be identified and carried out. Taking into account the MTS scope, objectives, and attributes, and the key findings from public comment, Design Your Transit tool, and MTS Summit, the CWC staff recommends the following:

- Pursue enhance valley transit service discussed in MTS draft alternatives
    - Evaluate improving train or bus access from TRAX line to the mouth of BCC and LCC, depending on how cost and impacts affect Canyons entrances parking and community impacts.
- Work to extend service of the SLC-PC Connect
- Recommend continued reduction of user conflicts in Millcreek Canyon and work to implement a future shuttle program

Big Cottonwood Canyon

Move forward with the modes and demand management strategies identified in the draft alternatives report for Big Cottonwood Canyon. The following modes and demand management strategies have been widely approved and accepted. However, further refinement of each of the elements needs to be developed.

- Winter express bus to resorts
    - Direct bus service from the existing TRAX line to Big Cottonwood Canyon ski resorts. Buses would go directly to each ski resort with a minimum of 10-minute headways
- Year-round local (trailheads, businesses, and communities)
    - Utilize buses to service the various trailheads, businesses, and communities. This year-round local bus would serve the needs of dispersed recreation users, customers, and residents. These “local” buses would not serve resorts during the winter.
- Bike/Ped improvements
    - Pedestrian, and bicycling facilities along or parallel to the roadway are lacking and make it difficult for users to access their destinations safely.
        - Continuous Bike Lane
        - Bike amenities
        - Bike racks at trail heads
        - Pedestrian Facilities

            - Protected crossings
- Tolling
    - The ideal variable pricing structure would increase transit use, reduce vehicles per hour and encourage an increase in number of occupants per vehicle. This would lead to a reduction in overall congestion and improve the level of service of the roadway. Any tolling strategy would disproportionately impact low-income canyon users. A discounted price should be offered to those who need to access it. Canyon residents should have access to annual tolling passes.
- Limited on-road parking
    - As a strategy to encourage transit use and provide for free-flowing traffic, it is recommended to limit free on-road parking near popular trailheads and adjacent to resort parking lots. In most cases the trailheads sites are near proposed or current transit stops.
- Paid parking at resorts
    - Currently, Solitude charges for parking and Brighton offers priority parking for higher occupancy vehicles. Paid parking may help encourage more people to use transit or to increase the number of people per car to the canyon resorts.
- Support smaller transportation hubs adjacent to canyons with increased Valley transit service

Little Cottonwood Canyon

Additionally, there are several key demand management strategies that are widely accepted for Little Cottonwood Canyon. They are as follows:

- Year-round local bus service
    - Utilize buses to service the various trailheads, businesses, and communities. This year-round local bus would serve the needs of dispersed recreation users, customers, and residents. These “local” buses would not serve resorts during the winter.
- Tolling
- Limited on-road parking

At this point in the evaluation process, any roadway widening in Little Cottonwood Canyon is not supported or recommended.

The three remaining decisions to be made are on recommendations regarding a high-capacity transit option for Little Cottonwood Canyon, connections between the Cottonwood Canyons, and connections between Big Cottonwood Canyon.

The CWC supports any combination of modes and demand management strategies to significantly reduce the number of automobiles in the Central Wasatch Mountains.

However, the CWC staff recommends eliminating enhanced bus options as a high-capacity transit option for the CWC's MTS in Little Cottonwood Canyon. Buses do serve a role in and adjacent to the Central Wasatch. Enhanced buses will serve Big Cottonwood Canyon and will serve as year-round local buses for both canyons. The "local" buses will serve various trailheads, businesses, and communities.

There are several reasons why an enhanced bus option for the specific LCC high-capacity corridor does not meet the objectives and attributes of MTS

- Life-cycle costs
- Convenience, reliability
- Number of buses
- Difficulty to meet demand
    - Assuming UTA would provide the service, UTA would have to do a massive seasonal hiring process. Being able to have enough labor to meet the seasonal demand would be a considerable challenge.

The other options for high-capacity transit, an aerial or train system, have pros and cons that have not been fully evaluated. Over the next couple of months, the CWC will further evaluate either aerial gondola or cog rail options. Information that will be collected will be forthcoming and was based on the feedback from the MTS Summit and public comments.

Finally, there is no recommendation on snowsheds at this time. Snowsheds have been included in all LCC EIS alternaives and will be further evaluted. Data results from the Design Your Transit tool show support for snowsheds. However, during the MTS Summit there was very low support for snowsheds. Snowsheds will be evaluated in combination with high-capacity transit options.

Cottonwood Canyon Connections

As of this writing, there is no specific recommendation for connections between the Cottonwood Canyons immediately. However, there may be enough demand between recreation and emergency use to implement a connection. . This demand may grow in future years. If there are any connections between Big and Little Cottonwood canyons, it is recommended that it won't be a road/car-based connection. Further study of a possible connection between Little and Big Cottonwood Canyons through an aerial or transit tunnel should be evaluated, particularly looking at the impacts on the environment and watershed, and the usability of the mode in all weather and seasonal conditions.

Big Cottonwood Canyon-Park City Connection

There is no recommendation at this time for a base-to-base aerial gondola connection between Big Cottonwood Canyon and Park City. Analysis to date doesn't indicate a sufficient demand for major infrastructure investment with significant environmental impacts.

Phasing

With all of the previous recommended modes and demand management strategies, an implementation phasing process will be important. The following is a recommended phasing process for the MTS.

- Phase I (1-5 years)-
    - Detailed planning, design, and funding decisions for an MTS.
    - Service improvements; Interim relief (i.e. bypass service, on-road bus stops)
        - Continue to refine, improve current bus system routes
        - Improve bus stop locations
        - Police by-pass service
    - Improve bus service (BCC, LCC, PC Connect) NEW BUSES (min. 2-year purchase time on buses)
        - This would include deploying more buses for both Big and Little Cottonwood Canyons thus improving frequency and capacity
        - Consider adding an additional canyon bus route from other parts of the region
    - Improve and enhance the frequency of valley service
        - Enhance valley service
    - Tolling

            - Tolling would take approximately two years to implement. In that time additional buses can be bought and put into service to offer a transit option. Uses of tolling revenues could include funding alternative transportation options, recreation improvements, and watershed improvements.
        - Year-round bus service
- Phase II (5-8 years)-
    - LCC high capacity completion
        - Either the aerial gondola or cog rail option could be implemented between 5-8 years. Upon completion of either of these transit options buses serving Little Cottonwood Canyon, ski resorts could be reassigned to deliver more bus service to Big Cottonwood Canyon or potentially for a Mill Creek shuttle program.
        - Millcreek Canyon shuttle (upon completion of FLAP grant infrastructure improvements)
        - Mobility hubs
        - Reduce on-road parking
            - Once both Big and Little Cottonwood Canyon have reliable transit options that can meet visitation demand, on-road parking can be reduced or eliminated.
- Phase III (10 Years)-
    - The connection between CCs, depending on the conclusion of a NEPA process

Central Wasatch Commission Mountain Transportation System Process Overview

Achieving transportation solutions for the Central Wasatch Mountains was a major goal of the Mountain Accord. Multiple studies were conducted before, under Mountain Accord, and subsequently that analyzed local and regional transportation issues. Building on the work by Mountain Accord, UTA, Wasatch Front Regional Council, and UDOT, and the many previous studies over the past years (Including the Mountain Accord Charter (2015), CWC MTS Scoping Documents (2020), UDOT LCC EIS Draft Alternatives (2020), UTA 5-year service plan (2020), Parsons/Brinkerhoff 2017 Mountain Accord Study (2017), Wasatch Blvd Master Plan (2019), SLCDPU Watershed Management Plan (1999), LCC Trails, Roadway, Information, and Parking Preliminary Design (2017), Cottonwood Canyons Parking Study (2012), SLCo Wasatch Canyons MP (2020), Wasatch Canyons Tomorrow (2010), Wasatch-Cache National Forest Plan (2003), Mountain Transportation Study (2012), Central Wasatch Visitor Use Study (2014-15), Mountain Transportation Aerial Study (2012), Park City/Summit County Short Range Transit Plan (2016), Big Cottonwood Canyon 3T Report (2017), and the Mill Creek Canyon Study (2012)), the Central Wasatch Commission (CWC) is coordinating among jurisdictions and engaging the public to seek consensus for a proposed mountain transportation system in the Central Wasatch Mountains region. The Central Wasatch Commission is also coordinating with and working in a complementary way with UDOT on an Environmental Impact Statement for Little Cottonwood Canyon, scheduled for completion in mid-2022.

Following the 2019 retreat of the Central Wasatch Commission Board, the Commission moved to create three committees that would focus on issues pertaining to the Central Wasatch: the Legislative and Lands Tenure Committee, the Short-Term Projects Committee, and the Transportation Committee. The Legislative and Lands Tenure Committee would be tasked with considering and developing strategy for the National Conservation and Recreation Area Act (CWNCRAA) and land tenure issues in the Central Wasatch. The Short-Term Projects Committee would be tasked with completing on-the-ground projects that would help further the goals of the Central Wasatch Commission. The Transportation Committee would be tasked with developing a model for a regional mountain transportation system (MTS) for the Central Wasatch Mountain Range to complement the CWNCRA legislation.

The CWC began the year-long Mountain Transportation System process in early 2020 to further refine and develop the transportation principles in the Mountain Accord. Over the course of 2020, the Central Wasatch Commission set to arrive at a proposed comprehensive year-round transportation system for the Salt Lake Valley, Big and Little Cottonwood Canyons, Parleys

Canyon, and connections to the Wasatch Back. Stakeholders and the public were invited to engage at every juncture during the MTS process, beginning with a public comment period on the initial scope, goals, and attributes of a Mountain Transportation System and continuing with the Mountain Transportation System Expert Panel on Friday, September 18th, and a subsequent 30-day public comment period on the MTS Alternatives Report, and culminating with the Mountain Transportation System Summit, which took place over two days in November.

The Central Wasatch Commission held a public comment period from February 7th — March 1st 2020 and 1,223 comments were received from 366 individuals on the scope, goals, and attributes of a Mountain Transportation System. Those categories were further categorized into about 100 sub-topics. The scoping and public comment report may be read in full here. The Central Wasatch Commission hosted an expert panel on Friday, September 18th from 2:00 – 4:00 p.m. Panelists included Laura Briefer, Director of Salt Lake City Public Utilities, Carolyn Gonot, Executive Director of the Utah Transit Authority, Ned Hacker, Director of Operations and Special Projects with the Wasatch Front Regional Council, Chris Cushing, a Principal with the SE Group, and Martin Ritter, CEO at Stadler US. The panelists discussed the major transportation alternatives under consideration through the CWC's Mountain Transportation System initiative: mountain bus service expansion, an aerial system, and a rail system. Potential impacts on the watershed correlated with respective modes and alternatives were addressed throughout the event. Members of the public were invited to participate in the panel event by submitting questions specific to the Mountain Transportation System for the panelists to consider.

The expert panel on the 18th initiated the second public comment period the Central Wasatch Commission has opened as part of the Mountain Transportation System initiative. Those comments helped shape the Commission's recommendations for the priorities for a regional mountain transportation system serving both the Wasatch Front and Back*: **namely, a regional mountain transportation system should be efficient, safe, reliable while reducing traffic congestion, incentivizing transit use, and protecting the watershed, wilderness, and viewshed.***

The Central Wasatch Commission's Mountain Transportation System initiative hosted a two-day virtual summit on November 13th and 14th. The public was invited to attend the summit for discussion of the Mountain Transportation System process to date, an overview of the MTS objectives and attributes, and discussion of the transportation alternatives outlined in the Mountain Transportation System Draft Alternatives Report. An overview of the findings from the Build your own Mountain Transportation System public engagement tool, the findings from the public comment periods opened over the course of this year, and feedback gathered at the October CWC Stakeholders Council meeting was also provided over the two-day event.

The Mountain Transportation System project timeline lays out the MTS project benchmarks explained in the narrative above.

MTS Draft Scoping Report Executive Summary

Following the first MTS public comment period initiated in order for the public to submit feedback on the scope, attributes, and objectives for the MTS, the Central Wasatch Commission staff recommended specific a Mountain Transportation System that serves the Central Wasatch

Mountains, including the Wasatch Font, which includes Millcreek Canyon, and the Wasatch Back. Based on public comment, CWC staff recommend analyzing and considering a system that connects the Cottonwood Canyons and recommends further investigation into connections between the Cottonwood Canyons and Park City, Summit, and Wasatch Counties.

The recommended mountain transportation system should be economical, effective and efficient in moving people to desired destinations any time of the year. The system should be affordable, accessible, and safe for its users, while minimizing negative environmental impacts on the watershed, ridgelines, air quality, visual quality, while enhancing the experience of visiting the Central Wasatch Mountains.

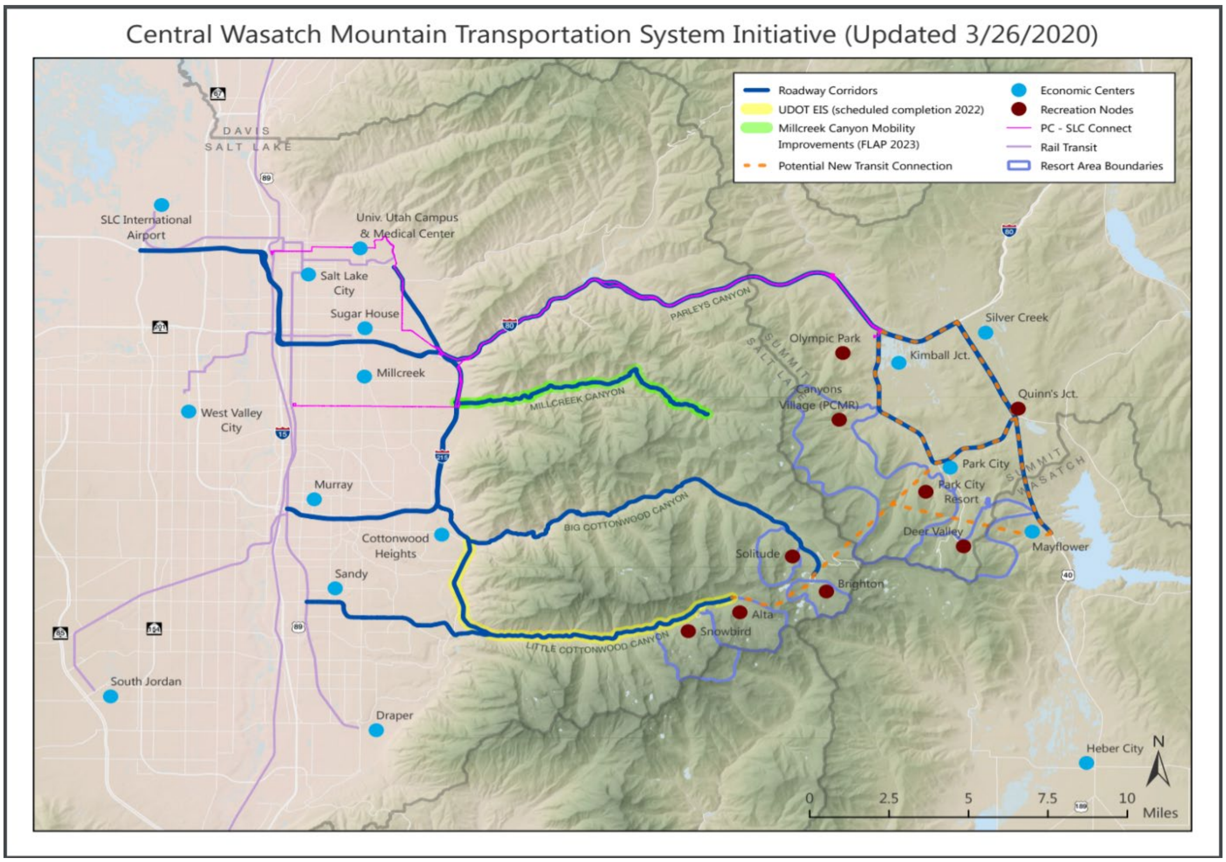
The recommended mountain transportation system would accommodate current and increasing recreation demand through prioritizing effective and efficient transit that serves all recreation nodes and uses. It is recommended that the mountain transportation system provide emergency egress in the Cottonwood Canyons and ensure access for private property owners. Intended outcomes of the recommended mountain transportation system include reducing traffic congestion and limiting parking in the canyons, concentrating development around transit nodes, improving skier amenities, and improving communications to the public about roadway conditions and parking availability through various technologies. Other recommendations include prioritizing both short-, and long-term transportation solutions, considering visitor management strategies, and evaluating a mix of private and public funding mechanisms for the Mountain Transportation System.

MTS Draft Alternatives Report Executive Summary

The alternatives description and analysis presented in this Central Wasatch Commission Report is further explained and supplemented in the presentation of alternatives and Expert Panel that took place live on Friday, September 18, 2020. The following alternatives are built from several guiding planning documents and studies, including the Mountain Accord, UTA's Short & Mid-Term service and strategic plan, and the UDOT Little Cottonwood Canyon EIS work to date. Additionally, several other documents have been incorporated into the draft alternatives and report. Public comment from the spring 2020 MTS Scoping process shaped the MTS alternatives.

Utah Department of Transportation's Little Cottonwood Canyon Environmental Impact Statement provides a key building block for S210 within the broader geographic scope of the MTS initiative. The alternatives presented in the LCC EIS have been incorporated into the MTS alternatives. Additionally, much of the data and information developed in the EIS has been used for MTS research.

In Spring of 2020, the CWC asked for public comment on the scope, objectives, and attributes of a regional mountain transportation system. Those comments helped shape the Commission's recommendations for the priorities for a regional mountain transportation system serving both the Wasatch Front and Back: namely, a regional mountain transportation system should be efficient, safe, reliable while reducing traffic congestion, incentivizing transit use, and protecting the watershed, wilderness, and viewshed.



A tiered prioritization approach for objectives and attributes was developed and approved by the Central Wasatch Commission Board in which MTS alternatives would be evaluated. The objectives and attributes are as follows:

Tier 1 Objectives	Tier 2 Objectives	Tier 3 Objectives	Tier 4 Objectives
Reduce traffic congestions Increase use and incentivize transit Protect watershed, wilderness, and visual quality	Improve emergency egress/Ingress Disincentivize vehicles	Mix of public and private funding Improve trail heads and ensure year-round access	Provide better ski resort connections Evaluate visitor management Improve access for homeowner

Tier 1 Attributes	Tier 2 Attributes	Tier 3 Attributes	Tier 4 Attributes
Move people efficiently to desired locations Safety Reliability	Convenient Year-round access Adequate frequency Reduce air pollution, protects water quality Quality of recreational opportunity protected	Economical/Cost Effective Equitable Access	Sensitivity to ridgelines Affordable/Equitable fare structure Enhance experience for Central Wasatch Mountain visitors Quality of economic benefit/asset for economic development

This report outlines three draft mountain transportation system alternatives using the best information that has been gathered from previous studies, technical expertise, and stakeholder input. **All alternatives include the following:**

- Improve bus service and frequency along key UTA routes that connect riders to recreation and economic points in the Central Wasatch Mountains.
- Support Bus Rapid Transit efforts in Summit County along highway 224 from Kimball Junction to Park City, enhance bus service from Quinn's Junction to Park City, and improve PC-SLC Connect frequency.
- Pursue necessary mobility, safety, transit, and parking projects in Mill Creek Canyon to implement a shuttle service.
- Seasonal, 10-minute frequency, express bus from Midvale Trax to Solitude and Brighton for Big Cottonwood Canyon.
- Reduce on-road parking, year-round local bus service, and variable tolling in both Big and Little Cottonwood Canyons

MTS Draft Alternative 1 (Comprehensive Bus) Features:

- All previously mentioned strategies for Salt Lake Valley, connections to Summit County, Millcreek Canyon, and Big Cottonwood Canyon
- Enhance bus service for Little Cottonwood Canyon
  - Seasonal express bus to Snowbird and Alta, 5-min frequency (winter only)
  - Snow sheds to cover Hwy 210 from avalanche paths
  - Capacity to move approximately 1000 people an hour direct to ski resorts
  - *Optional extended shoulder for Little Cottonwood Canyon Road with transit, pedestrian, and bicycle priority

MTS Draft Alternative 2 (Bus/Gondola) Features:

- All previously mentioned strategies for Salt Lake Valley, connections to Summit County, Millcreek Canyon, and Big Cottonwood Canyon
- High capacity gondola system serves Little Cottonwood Canyon (Winter only)
- Required bus shuttle to mouth of Little Cottonwood Canyon gondola loading station
- Capacity to move up to 5,000 people an hour; however, EIS calls for 1,000 people an hour

MTS Draft Alternative 3 (Bus/Rail) Features:

- All previously mentioned strategies for Salt Lake Valley, connections to Summit County, Millcreek Canyon, and Big Cottonwood Canyon
- High capacity cog rail system serving from mouth of Little Cottonwood Canyon to Snowbird and Alta ski resorts
- Potential for "Whistle stops" serving popular trailheads
- Required bus shuttle from potential Gravel Pit and 9400 S. Highland drive transit hubs
- Capacity to move up to 10,000; however, in supplemental information provided to the CWC, UTA, and UDOT plans call for approximately 1,000 people an hour

Three possible sub-alternatives (or potential add-ons to main alternatives) include:

- *Sub alternative A (Transit Tunnel)*: Transit/Rail only tunnel between Big and Little Cottonwood Canyons

- *Sub alternative B (Aerial Cottonwood Canyons)*: Base-to-base gondola between Big and Little Cottonwood Canyons
- *Sub alternative C (Aerial BCC-PC)*: Base-to-base gondola connection between Big Cottonwood Canyon and Park City

At the time of this writing several items of supplemental information has been provided to UDOT for additional evaluation. This includes, but not limited to:

- Alternative gondola scenarios and base-stations (La Caille Option)
- Additional bus shuttles from 9400 South and Highland Drive serving gondola base station
- Snow sheds included in gondola alternative
- Cottonwood Canyons Express (Tesla/Boring Company concept)

These draft alternatives are a starting point for discussion and public comment. No preference is given for an alternative by the Central Wasatch Commission. Further, it is anticipated that any alternative result will require a major investment; funding options are part of the evaluation. Any likely approach for a Mountain Transportation System will take years to implement. As an approach for a Mountain Transportation System is developed by the Central Wasatch Commission, phasing of implementation with short-term improvements will be developed as part of any Central Wasatch Commission recommendation.

During this phase of the MTS project, the public was invited to participate in the Design Your Mountain Transportation System online tool. This online interactive "game" gave users a budget to invest in the types of modes and demand management strategies in order to reduce congestion, limit impacts on the watershed, and improving emergency egress/ingress. It may help the Mountain Transportation System reviewer consider tradeoffs for potential MTS alternatives.

The Central Wasatch Commission summarized and evaluated public comment on Mountain Transportation System alternatives. In November, the Central Wasatch Commission scheduled a summit for Commissioners and stakeholders to seek consensus for a proposal. In December, the Central Wasatch Commission will reflect on the scoping, objectives, attributes, alternatives, public comment, and consensus-building effort and attempt to arrive at a proposal for solutions to the transportation woes of the Central Wasatch Mountains.

MTS Design Your Mountain Transportation System Tool Summary

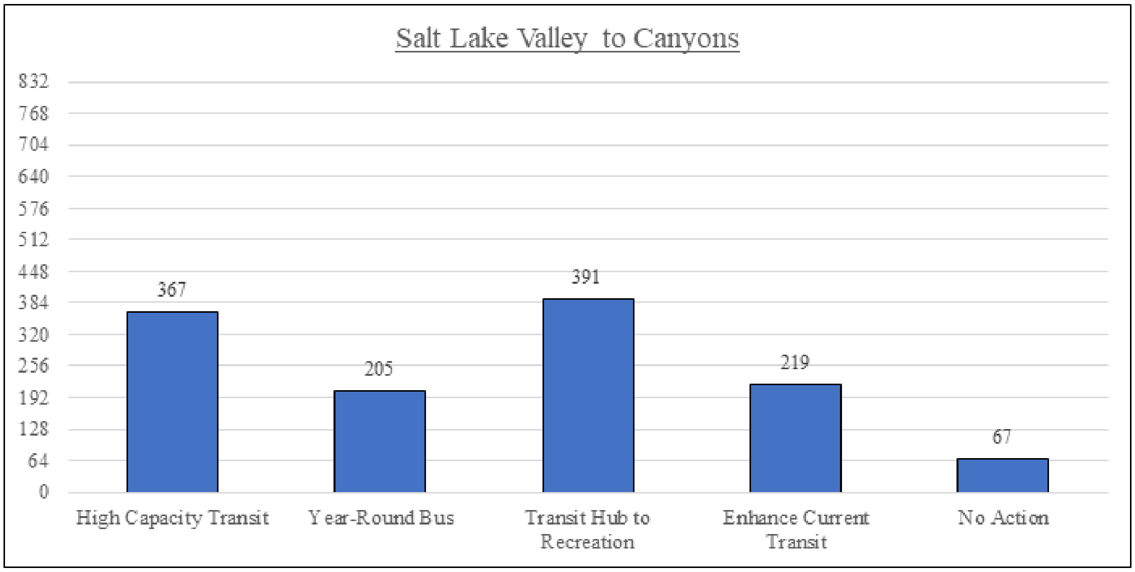
The Design your Mountain Transportation System tool is an online, interactive "game" that gives respondents a budget to invest in different modes of transportation and demand management strategies that would reduce congestion, limit impacts on the watershed, and improve emergency egress and ingress in the Central Wasatch Commission project area. The purpose of this interactive tool was to gather information regarding the public's preference for transportation solutions in the Central Wasatch Mountains. The tool was open to the public to use from September 18th until October 18th, 2020. 832 people used the tool.

The tool was segmented into several different categories or corridors. These included Salt Lake Valley connections to mountain destinations, transit options between Salt Lake City and Park City, Mill Creek Canyon mobility improvements, Big Cottonwood Canyon, Little Cottonwood Canyon, Cottonwood Canyon Connections, and Big Cottonwood Canyon to Park City connection.

At peak investment, 482 people chose a single transit option, equating to 58% of total respondents. At minimum investment, 9 people chose a single transit option, equating to 1% of total respondents. Average investment in transit options across the board was 33% of total respondents, and median investment in transit options was 38% of total respondents. Any investment in transit options above the average and median percentages indicate a relatively high user investment. The following graphs show the results from each of the segments from the Design your Mountain Transportation System tool.

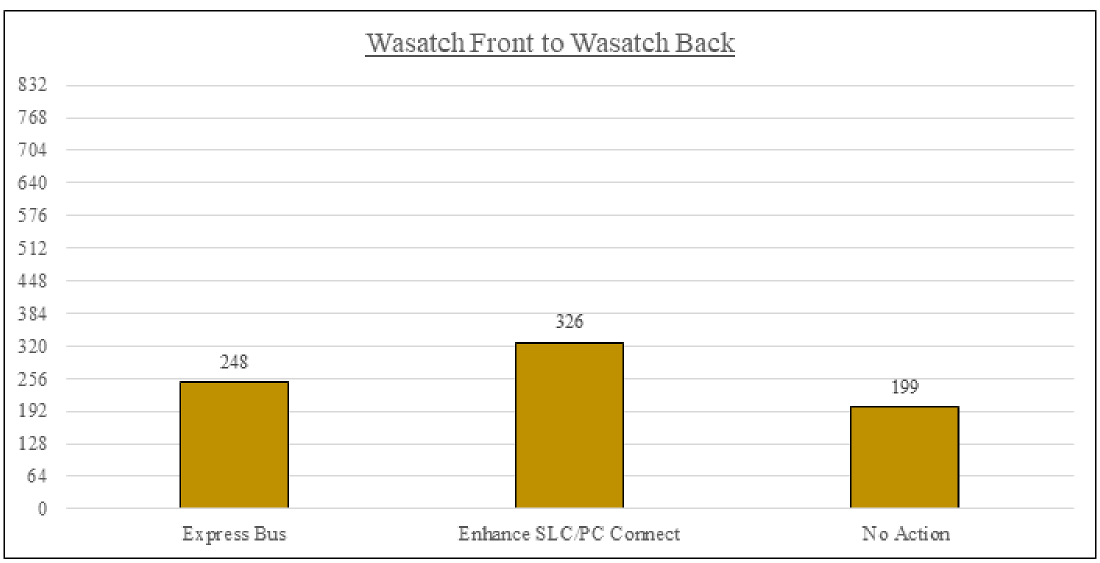
Salt Lake Valley Connections

Respondents were asked if they wanted to make any investments in how canyons respondents would use transit in order to travel from their home location to their final recreation destination. The most highly invested option (47%) was transportation hubs that would serve as a base transit area where respondents could transfer to a transit option that would bring riders to the canyons. High capacity transit options along 9400 South, either light rail or bus rapid transit, also saw a relatively high amount of investment with 44% of respondents investing in this option.



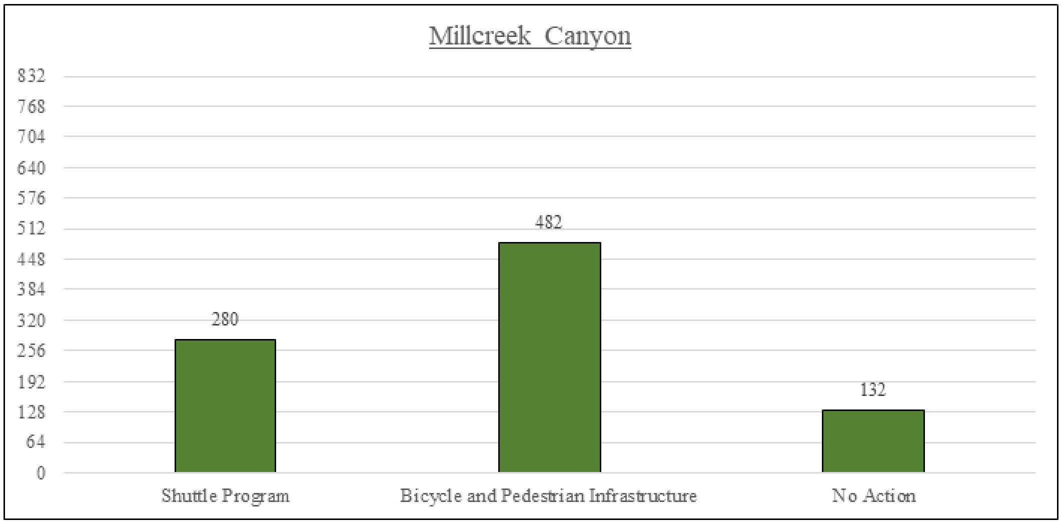
Wasatch Front to Wasatch Back via I-80

Respondents were given three investment options, express bus from SLC International Airport to Park City, improved frequency/service of a SLC-PC Connect service, and a no-action option. The most highly invested option was to improve a SLC-PC Connect bus service (39% of all respondents).



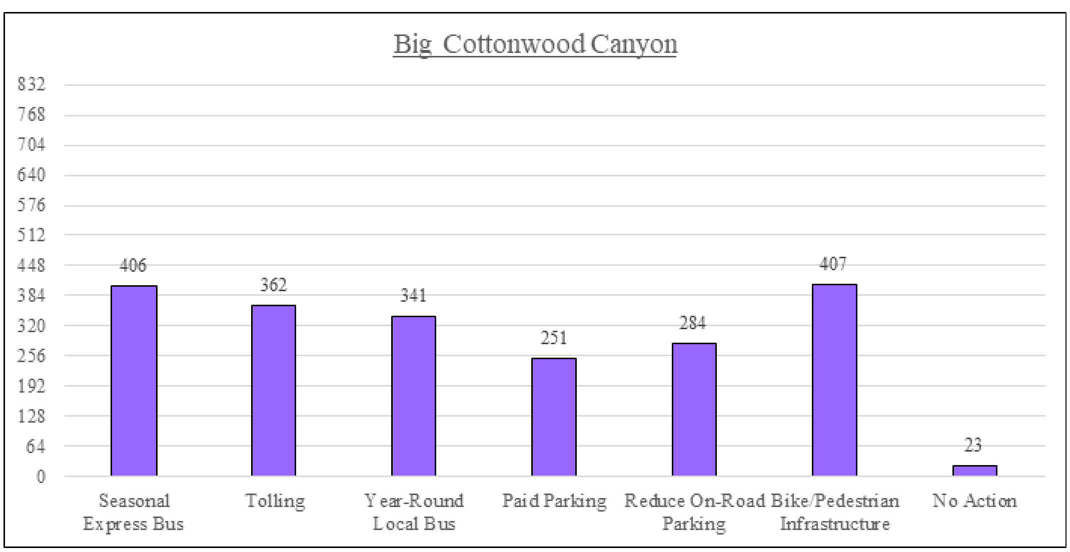
Mill Creek Canyon

Three options were given to respondents: implement a shuttle program, improve bicycling and pedestrian infrastructure, and a no-action option.



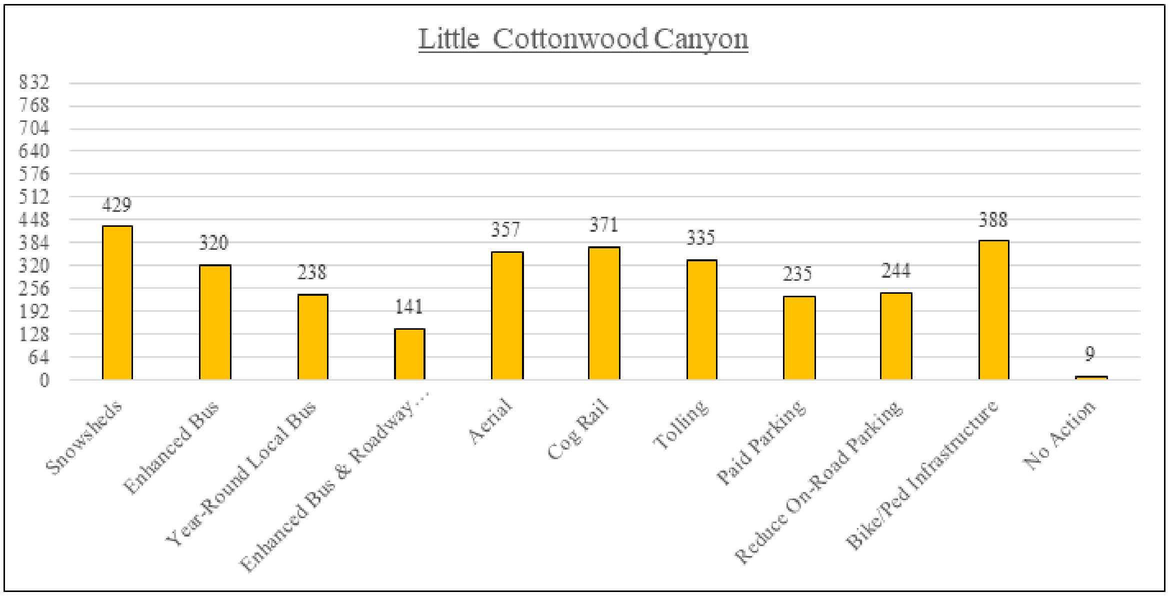
Big Cottonwood Canyon

Respondents had the option to invest in six options and one no-action option. The top support for investments include seasonal express bus to resorts (49% of all respondents), improve bicycling and pedestrian infrastructure (49% of all respondents), variable tolling (44% of all respondents), a year-round local bus (41% of all respondents).



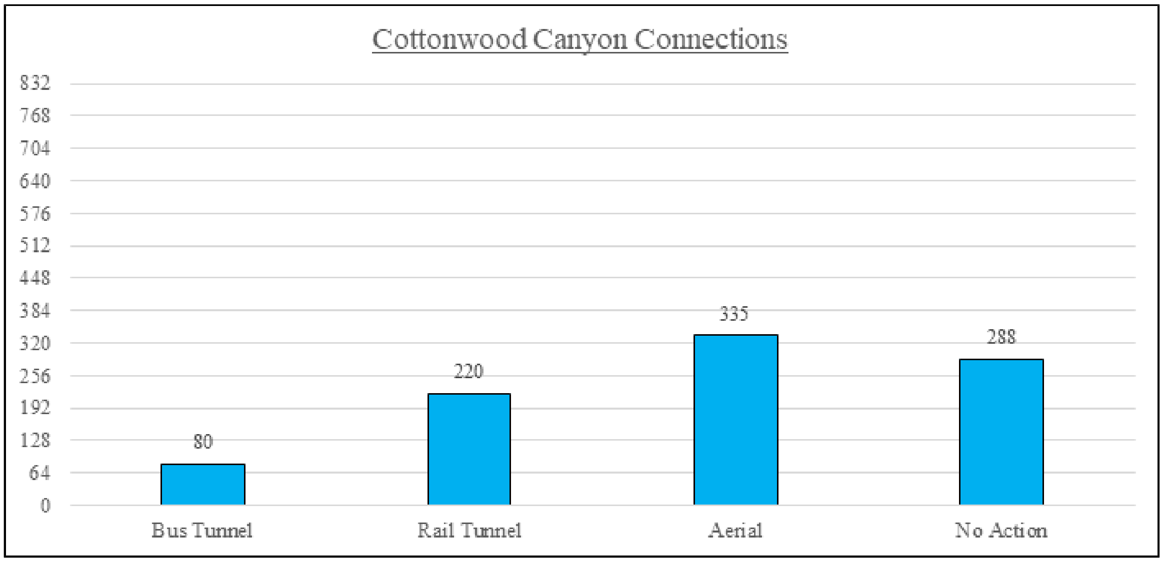
Little Cottonwood Canyon

Respondents had the option to invest in ten options and one no-action option. The top investments include snowsheds (52%of all respondents), improve bicycling and pedestrian infrastructure (47%), rail (45%of all respondents), aerial (43% of all respondents), variable tolling (40%of all respondents), enhanced seasonal express bus to resorts (38% of all respondents).



Cottonwood Canyons Connections

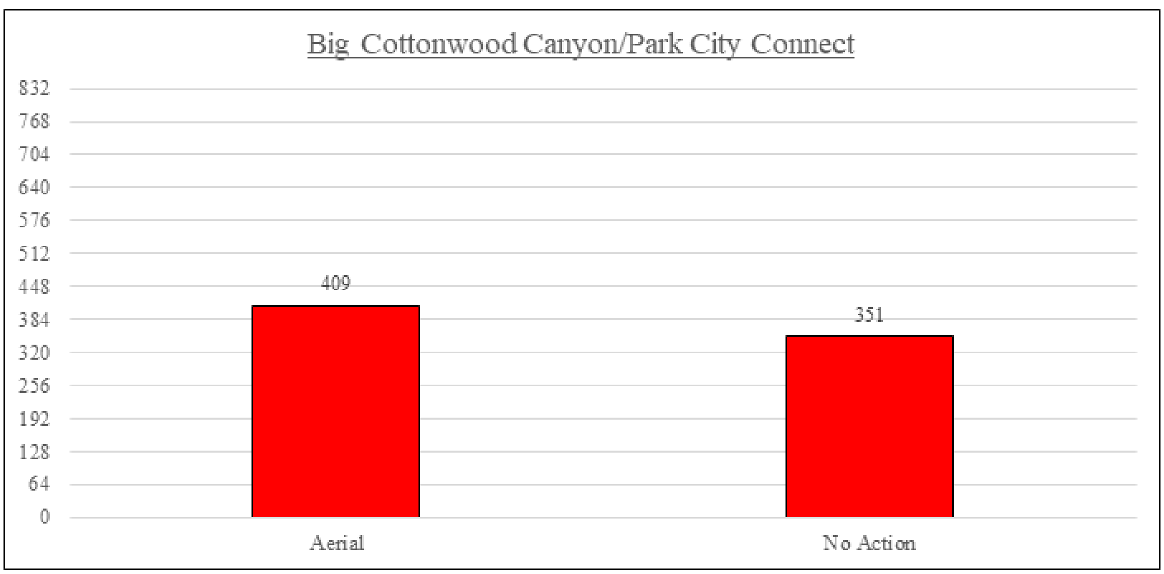
Respondents had the option to invest in three options and one no-action option. The list of investments include aerial (invested in by 40% of all respondents), the no-action option (invested in by 35% of all respondents), a rail tunnel (invested in by 26% of all respondents), and a bus tunnel (invested in by 10% of all respondents).



Big Cottonwood Canyon (Brighton) to Park City

Two options were presented to respondents. Results are as follows:

- Base-to-base gondola connection (Invested in by 409 people, or 49% of all respondents)
- No action (Invested in by 351 people, or 42% of all respondents)



Key Takeaways

- Improving bicycling and pedestrian infrastructure in the tri-canyons is the top investment
- Tolling is a highly invested option in both Big and Little Cottonwood Canyon
- Roadway widening was not a popular investment
- Desire for both a high-capacity transit option along 9400 South and for regional transit hubs to serve as transfer points to recreation nodes
- Improve frequency and service on a SLC-PC Connect
- Seasonal express buses to Big Cottonwood Canyon resorts
- Year-round local buses were a more popular investment in Big Cottonwood Canyon than in Little Cottonwood Canyon
- Aerial was the most popular investment for both Cottonwood Canyon Connections (2nd most popular was no-action) and the Brighton to Park City connection
- There was a preference for either a high-capacity option (aerial and rail) over an enhanced bus option in Little Cottonwood Canyon
- The no-action option was the least invested option for both Big Cottonwood Canyon (3% of all respondents) and Little Cottonwood Canyon (1% of all respondents)

MTS Draft Alternatives Report Public Comment Period Summary

On Friday, September 18, 2020, the Central Wasatch Commission released a Mountain Transportation System draft alternatives and sub alternatives report for public review and comment. Over the 30-day public comment period, the CWC received submissions from 218 individuals, groups, businesses, and local governments. Of those submissions, 1131 different topics were identified. This memo outlines the key findings from public comments.

Many of the comments expressed a preference for, or against modes or a transportations alternative. Many comments also reiterated the objectives and attributes of the MTS.

The most mode and alternative commented on regarded buses and the draft alternative 1, the comprehensive bus alternative. Many of these comments supported a comprehensive bus alternative citing flexibility, ability to serve all canyon users, ease of implementation, lower costs, ability to use existing corridors, and minimum impact on the watershed.

Regarding a gondola aerial system in Little Cottonwood Canyon, there were more comments opposing an aerial system than in favor. The main reasons for opposition to an aerial system cited are impacts on the viewshed, an aerial system would only serve the ski resorts, impacts on congestion at the mouth of the canyon, and potential creation of new service roads. Many comments were received against any type of aerial system including connecting the Cottonwood canyons and connections to Park City. Alternatively, reasons for supporting an aerial system cited include ability to reduce congestion in the canyons, ability to serve at a high capacity, safety, and an enjoyable scenic ride.
There were more comments opposing a rail option for Little Cottonwood Canyon than those who supported it. Many of these opposing comments cited impacts to watershed, emissions, cost, and equitable access. Comments in support of rail cited better lifecycle costs, ability to operate in all weather conditions, and ability to reduce congestion.

Additional key findings include:

- Variable tolling was commented on favorably, but many questions were raised regarding implementation and use of potential revenue.
- There was broad support for a seasonal express bus in Big Cottonwood Canyon.
- Opposition to any road widening
- Opposition to any connections between the Cottonwood Canyons and connections to Park City

A segment of comments also raised multiple questions and necessary clarifications that were not addressed in the draft alternatives report. Although not addressed in the draft alternatives, the questions raised can be used as a framework for a possible next step of analysis. The questions raised include:

- Complete understanding of impacts on the watershed
- Complete a visitor use study
- Impacts on air quality
- Consider the impacts of climate change on the decided upon MTS
- Consider a viewshed analysis
- Transportation solutions and federal lands bill need work and implement in tandem

Agenda Item No:1.

Council Agenda Item Report

Meeting Date: December 17, 2020
Submitted by: Rhoda Stauffer
Submitting Department: Community Development
Item Type: Staff Report
Agenda Section:

Subject:
Annual Report on Affordable Housing Development at Park City Heights

Suggested Action:

Attachments:
PC Heights Annual Report on Affordable Housing Completions

City Council
Staff Communications Report

Subject: **Park City Heights Annual Update**
Author: **Rhoda J. Stauffer**
Department: **CDD-Affordable Housing Program**
Date: **December 17, 2020**

As part of the Park City Heights development agreement, staff provides an annual update on the progress of the addition of seventy-nine (79) affordable/attainable homes at Park City Heights.

The Park City Heights Master Planned Development (MPD) was approved for 239 residential units, of which 79 will be deed-restricted for affordability and 160 are market-rate units. The affordable/attainable units fall into three categories:

1. Transferred IHC Units: 44.78 Affordable Unit Equivalents (AUEs) are in fulfillment of the affordable housing obligation associated with IHC/Burbs Annexation and governed by Housing Resolution 17-99. These AUEs are fulfilled with the construction of 28 Park Townhomes.

2. Park City Heights CT Zone: The MPD is within a CT Zone that triggers an affordable unit requirement of 20% of residential units. This requirement comes to 16 units also governed by Housing Resolution 17-99. Construction of 16 larger Cottage Homes will fulfill this requirement.

3. Additional City Affordable/Attainable: One of the expressed public purposes for the City's participation in this development was to ensure that additional affordable housing, over and above any code required obligation, is added to the community's housing inventory. The 35 Park Homes are a result of the City's involvement and are governed by Housing Resolution 20-07.

The Applicant began construction in 2016 and, to date, 68 deed-restricted homes have been completed and sold to qualified households: twenty-eight (28) Park Townhomes, thirty-five (35) Park Homes, and five (5) Cottage homes. This means the Applicant is on schedule with their projected timeline. The last eleven (11) cottage homes must be completed by 2025.

Overall, the neighborhood is a lively, active, and economically diverse community offering various housing types and prices. The affordable and attainable units are owned by teachers, hospital employees, local government employees, former Olympians, non-profit employees, and resort employees, to name a few. Household makeup varies as well, including all ages of children, young adults, and older adults. All units permitted or completed to date remain approved in the Mitigation Plan, and no adjustments have been made to bedroom count, home type, or price. The details of completed units to date are as follows:

Park City Heights Affordable/Attainable Units				Actual completions as compared to agreement
Year	Completed	Annual Subtotal	Total	
2016	4 Park Townhomes & 6 Park Homes	10	10	+2
2017	4 Park Townhomes	4	14	-2
2018	6 Park Homes	6	20	-4
2019	12 Park Townhomes, 20 Park Homes and 1 Cottage Home	33	53	+21
2020	8 Park Townhomes, 3 Park Homes and 4 Cottage Homes	15	68	0

Conclusion: Ivory Homes is on schedule in meeting the commitments in the Park City Heights Affordable Housing Mitigation Plan Agreement attached here as Exhibit A.

Attachment:

Exhibit A: Park City Heights Affordable Housing Mitigation Plan

PARK CITY
1884

January 17, 2019

Christopher P. Gamvroulas
Ivory Development
978 Woodoak Lane
Salt Lake City, UT 84117

NOTICE OF HOUSING AUTHORITY ACTION

Description:	**Updated/Amended Affordable Housing Mitigation Plan**
Project Title:	**Park City Heights Master Planned Development**
Date of Action:	**January 8, 2019**

Summary of Housing Authority Action

On January 8, 2019 Park City Housing Authority approved an amended Housing Mitigation Plan for the phased completion and sale of 79 deed restricted units in fulfillment of the affordable housing obligation at Park City Heights Master Planned Development. Completed units will include 28 Park Town Homes (7 four-plex buildings), 35 Park Homes and 16 larger Cottage Homes.

Findings of Fact:

1. The applicable Development Agreement was recorded November 4, 2014.
2. A total of 44.78 Affordable Unit Equivalents (AUEs) in the form of 28 Park Town Homes will be constructed in fulfillment of the affordable housing obligation associated with IHC/Burbs Annexation. These units will be provided on Lots T1-T28 and in accordance with Housing Resolution 17-99.
3. A total of 16 larger Cottage units (equal to 32 AUEs) are in fulfillment of the housing obligation incurred by the MPD in a CT zone (20% of total units). In the first phase the affordable units will be located on the following lots: 36, 39, 42, 54, and 75. Affordable units for subsequent phases will be identified with the Final Subdivision plats for those phases. These units will be provided in accordance with Housing Resolution 17-99.
4. A total of 35 Park Homes are included in the subdivision made possible by early participation by the City. These units will be located on Lots 1-35 and will be developed in accordance with Housing Resolution 20-07.
5. The Developer must submit a Housing Mitigation Plan to the Park City Housing Authority for approval prior to the issuance of building permits. The Housing Mitigation Plan shall address the following: 1) the schedule setting forth the phasing of the required AUEs, which will be in conjunction with the overall

phasing and development plan of the community; 2) a description of the marketing plan including how the Developer is addressing the City's local preference options; 3) anticipated sale prices by unit type, recognizing that the community will be developed over several years and in a variety of market conditions; 4) the method by which the units will remain affordable; and 5) the term and duration of affordability. A deed restriction shall be recorded against the plat prior to the issuance of building permits. The Developer shall comply with the Affordable Housing requirements prior to receiving any certificates of occupancy, as detailed in the amended Master Planned Development conditions of approval as attached hereto as Exhibit C.

6. An initial Housing Mitigation Plan was approved by the Housing Authority on July 17, 2014 attached as Exhibit A. The plan was for completion of the first 10 homes (six Park Homes and four Park Town Homes) to be priced between $240,000 and $400,000. A condition of approval was that Ivory Homes return to the Housing Authority by December of each year beginning in 2015 with a status report that includes: number of units built, sale prices, balance remaining, projections for the next year including number of units in each type and pricing for the next year, and any requested adjustments to the Housing Mitigation Plan.
7. The first 10 homes addressed in the July 2014 Mitigation Plan were completed in the fall of 2016 and released for sale on December 16, 2016.
8. An amended Housing Mitigation Plan including pricing for all 79 units was approved by the Housing Authority on December 15, 2016 and attached as Exhibit B.
9. Another amended Housing Mitigation Plan was approved by the Housing Authority on January 8, 2019 attached as Exhibit C.

<u>Conclusions of Law:</u>

1. This Amendment is consistent with the Development Agreement between Ivory Homes and Park City Municipal Corporation recorded on November 4, 2014.
2. This Amendment complies with multiple, applicable Housing Resolutions as follows: 44 units under Housing Resolution 17-99 and 35 units under Housing Resolution 20-07.

<u>Conditions of Approval:</u>

1. Ivory Homes will return to the Housing Authority by December of each year beginning in 2015 with a status report that includes: number of units built, sale prices, balance remaining, projections for the next year including number of units in each type and pricing for the next year, and any requested adjustments to the Housing Mitigation Plan.
2. Any changes to the unit pricing, bedroom count or completion schedule included in the Amended Housing Mitigation Plan in Exhibit C will require approval by the Housing Authority.
3. 28 Park Town Homes, 35 Park Homes and five (5) Cottage Homes will be completed by the end of 2020.
4. 11 Cottage homes will be completed by 2025.

5. Certificates of Occupancy will be withheld on the last 10% of the Market Units (16 units) until Certificates of Occupancy have been issued for all 79 affordable/attainable units.

Attached are Exhibits as follows:

Exhibit A = Original Housing Mitigation Plan approved on July 17, 2014
Exhibit B = Amended Housing Mitigation Plan approved on December 15, 2016.
Exhibit C = Amended Housing Mitigation Plan approved on January 8, 2019.

If you have any questions about this action letter, please contact me. I can be reached at 435-615-5152 or via email at rhoda.stauffer@parkcity.org.

Sincerely,

Rhoda J. Stauffer

Rhoda J. Stauffer
Affordable Housing Program

July 1, 2014

EXHIBIT A

Park City Housing Authority
PO Box 1480
Park City, UT 84060

Park City Heights - Housing Mitigation Plan

Project: **Park City Heights Master Planned Development**
Developer: **Ivory Homes**

General:
On May 11, 2011 the Master Planned Development (MPD) for Park City Heights was approved for a mixed residential development consisting of 160 market rate units and 79 affordable/attainable units on 239 acres. An amendment to the MPD was approved on November 6, 2013, this addressed relocation and configuration of lots and streets. As part of the approval the Developer is required to satisfy an affordable/attainable housing requirement with forty-four (44) units approved under the 17-99 Housing Resolution and thirty-five (35) units approved under the 20-07 Housing Resolution.

The units will be large enough to capture all of the square footage necessary under the AUE obligations. All affordable/attainable units are to be for sale units. None of the units are intended to be rented by the Developer or future owners. Restrictions and priorities may include qualification options, sales price limits/range, rental restrictions and affordability terms.

Phasing Schedule:
The Project may be platted and in phases in accordance with the approved phasing plan. The following schedule is provided to indicate the required AUE's to be built in each phase. However, each primary phase may include sub-phases as market conditions dictate and the phases may be adjusted.

Phase 1 – 103 Units
- 68 Affordable/Attainable
- 35 Market Rate Units

Phase 2 – 47 Units
- 5 Affordable/Attainable
- 42 Market Rate Units

Phase 3 – 34 Units
- 2 Affordable/Attainable
- 32 Market Rate Units

Phase 4 – 29 Units
- 4 Affordable/Attainable
- 25 Market Rate Units

Phase 5 – 15 Units
- 15 Market Rate Units

Phase 6 – 11 Units
- 11 Market Rate Units

All Phases 79 Affordable/Attainable Units (or equivalent AUE's)
160 Market Rate Units
Total: 239 Units

Construction Timing:

The general layout and concept plan for Park City Heights dictates that the infrastructure is built from the lowest point of the slope (north) or entrance of the project to the highest point on the mountain (south). Because construction dictates this development pattern and the majority of affordable units are lower on the hill, the affordable units will be constructed at a different rate than market rate units. All of the affordable/attainable units will receive a certificate of occupancy prior to issuance of building permits for the last ten (10) percent of the market rate units. Project and housing requirements dictate that the affordable/attainable units are built in conjunction with the market rate units. The developer is front loading as many affordable/attainable units as possible to ensure that the requirements are satisfied. All of the affordable/attainable units are in the first 4 Phases.

Phase 1 construction will begin in early fall of 2014 for a total of sixty-eight (68) affordable/attainable units. The first Certificates of Occupancy are anticipated to be completed in late 2014/early 2015. The first affordable/attainable unit will be ready for occupancy prior to the first market rate unit. The majority of the affordable/attainable units are clustered at the entrance to the Subdivision and the Developer will ensure that the units are built with high quality building materials and well maintained. Projected absorption rate is 8-12 units per year as dictated by the market.

Phase 1 – Year 1 Projection = 10 Total Units

TYPE OF UNIT	NUMBER OF UNITS	NUMBER OF BEDROOMS	SQUARE FEET PER UNIT
Park Home – Single Family	6	3	1,600 – 2,100
Park Home – Townhome	4	2-3	1,000 – 1,400

Product Pricing:

The intent is to offer a wide range of both product type and product pricing. Pricing in the first building of the Attached Park Home Townhomes product in Phase 1 will begin in the $240,000 range and go upwards of $400,000 for the Single Family Detached Park Homes, depending on unit type, bedroom counts, square footage, and construction finishes. Developer will work with Park City Municipal Corp to determine final sales pricing as well as product type and size. It is anticipated that attached units will be priced lower and single family detached units will be closer to the maximum price range, thus having a greater range of diversity.

Marketing Plan:

Developer agrees to give priority to those full-time employees who work within the area of the Park City School District boundaries, particularly essential workers. This area includes but is not limited to Intermountain Healthcare Park City Medical Campus, USSA Headquarters and Training Annexation.

Developer will hold information seminars with these target groups to discuss the qualifications for purchasing deed restricted affordable/attainable housing units. Developer will also provide Credit Repair Services for all of those in need of such services.

Methodology of Affordability:

Affordability Defined

Affordability is defined such that the total amount of the mortgage, basic utilities, taxes, insurance and HOA payments may not account for more than 30% of household income. The median wage of the core Park City workforce is determined annually by the City Council.

Affordable Unit Equivalent

There are two resolutions that govern the affordable/attainable units in Park City Heights. Resolution 17-99 dictates that a two-bedroom unit with 800 square feet of Net Livable Space is considered one Affordable Unit Equivalent; and Resolution 20-07, dictates that a two-bedroom unit with 900 square feet of Net Livable Space is considered one Affordable Unit Equivalent.

Average of Affordability

The intent is to maintain an average rate of affordability. Flexibility must be given in the Housing Mitigation Plan in an attempt to maximize a level of affordability. There may be some single-family units that fall outside of the affordable range, alternatively, providing attached units could keep the average rate of affordability lower delivering a lower average price.

Compliance Standards

It is anticipated that there will be a mix of unit types and standards as outlined below:

- All affordable units will be built to a minimum LEED Certified OR NAHB Green level and appliances & light bulbs shall be Energy Star qualified products.
- Size differentials of the exterior appearance of the cottage home affordable units will be compatible with cottage home market rate units and will use similar exterior materials and guidelines.
- Standard construction practices will be the same for the affordable/attainable and market units and incorporate the same general construction materials in the following areas: insulation, windows, heating systems, and other components related to energy efficiency including landscaping.
- All affordable/attainable units will be constructed in accordance and consistent with the MPD approved Park City Heights Neighborhood Design Guide.
- All affordable/attainable units will be constructed on Park City Heights property (MPD site). This includes the transfer of the IHC units from the Park City Medical Center site to Park City Heights.

Product type/Unit descriptions

Product type in all phases will be determined based on market conditions, lot size, topography, number of stories, adjacent homes, and other factors. Flexibility will be required and a necessity in order to provide the right product at the right price to maintain affordability. Units will be configured in two, three and four bedroom layouts. A minimum of seven (7) – two bedroom units will be provided in the Attached Park Home Townhomes.

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Housing Resolution 17-99 uses an Average Median Income (AMI) in Summit County and Housing Resolution 20-07 uses the Workforce Housing Wage (WHW) in Park City. The first ten (10) units will be split with four (4) of the units under HR 17-99 and six (6) under HR 20-07.

December 15, 2016

Park City Housing Authority
PO Box 1480
Park City, UT 84060

Park City Heights – Amended Housing Mitigation Plan

Project: **Park City Heights Master Planned Development**
Developer: **Ivory Homes**

General:
On May 11, 2011 the Master Planned Development (MPD) for Park City Heights was approved for a mixed residential development consisting of 160 market rate units and 79 affordable/attainable units on 239 acres. An amendment to the MPD was approved on November 6, 2013, this addressed relocation and configuration of lots and streets. As part of the approval the Developer is required to satisfy an affordable/attainable housing requirement with forty-four (44) units approved under the 17-99 Housing Resolution and thirty-five (35) units approved under the 20-07 Housing Resolution.

The units will be large enough to capture all of the square footage necessary under the AUE obligations. All affordable/attainable units are to be for sale units. None of the units are intended to be rented by the Developer or future owners. Restrictions and priorities may include qualification options, sales price limits/range, rental restrictions and affordability terms.

Phasing Schedule:
The Project may be platted in phases in accordance with the approved phasing plan. The following schedule is provided to indicate the required AUE's to be built in each phase. However, each primary phase may include sub-phases as market conditions dictate and the phases may be adjusted.

Phase 1 – 103 Units
- 68 Affordable/Attainable
- 35 Market Rate Units

Phase 2 – 47 Units
- 5 Affordable/Attainable
- 42 Market Rate Units

Phase 3 – 34 Units
- 2 Affordable/Attainable
- 32 Market Rate Units

Phase 4 – 29 Units
- 4 Affordable/Attainable
- 25 Market Rate Units

Phase 5 – 15 Units
- 15 Market Rate Units

Phase 6 – 11 Units
- 11 Market Rate Units

All Phases 79 Affordable/Attainable Units (or equivalent AUE's)
160 Market Rate Units
Total: 239 Units

Construction Timing:
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Phase 1 construction began in 2016 for a total of sixty-eight (68) affordable/attainable units. The first Certificates of Occupancy were issued completed in the fall of 2016. The first affordable/attainable unit will be ready for occupancy prior to the first market rate unit. The majority of the affordable/attainable units are clustered at the entrance to the Subdivision and the Developer will ensure that the units are built with high quality building materials and well maintained. Projected absorption rate is 8-12 units per year as dictated by the market.

Phase 1 – Year 1 Projection = 10 Total Units

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Marketing Plan:
Developer agrees to give priority to those full-time employees who work within the area of the Park City School District boundaries, particularly essential workers. This area includes but is not limited to Intermountain Healthcare Park City Medical Campus, USSA Headquarters and Training Annexation.

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Methodology of Affordability:
Affordability Defined
Affordability is defined such that the total amount of the mortgage, basic utilities, taxes, insurance and HOA payments may not account for more than 30% of household income. The median wage of the core Park City workforce is determined annually by the City Council.

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There are two resolutions that govern the affordable/attainable units in Park City Heights. Resolution 17-99 dictates that a two-bedroom unit with 800 square feet of Net Livable Space is considered one Affordable Unit Equivalent; and Resolution 20-07, dictates that a two-bedroom unit with 900 square feet of Net Livable Space is considered one Affordable Unit Equivalent.

Average of Affordability
The intent is to maintain an average rate of affordability. Flexibility must be given in the Housing Mitigation Plan in an attempt to maximize a level of affordability. There may be some single-family units that fall outside of the affordable range, alternatively, providing attached units could keep the average rate of affordability lower delivering a lower average price.

Compliance Standards
It is anticipated that there will be a mix of unit types and standards as outlined below:

- All affordable units will be built to a minimum LEED Certified OR NAHB Green level and appliances (Refrigerator and dishwasher) and light bulbs shall be Energy Star qualified products.
- Size differentials of the exterior appearance of the cottage home affordable units will be compatible with cottage home market rate units and will use similar exterior materials and guidelines.
- Standard construction practices will be the same for the affordable/attainable and market units and incorporate the same general construction materials in the following areas: insulation, windows, heating systems, and other components related to energy efficiency including landscaping.
- All affordable/attainable units will be constructed in accordance and consistent with the MPD approved Park City Heights Neighborhood Design Guide.
- All affordable/attainable units will be constructed on Park City Heights property (MPD site). This includes the transfer of the IHC units from the Park City Medical Center site to Park City Heights.

Product type/Unit descriptions
Product type in all phases will be determined based on market conditions, lot size, topography, number of stories, adjacent homes, and other factors. Flexibility will be required and a necessity in order to provide the right product at

the right price to maintain affordability. Units will be configured in two, three and four bedroom layouts. A minimum of seven (7) – two bedroom units will be provided in the Attached Park Home Townhomes.

Average Median Income/Workforce Housing Wage (Guideline)

Housing Resolution 17-99 uses an Average Median Income (AMI) in Summit County and Housing Resolution 20-07 uses the Workforce Housing Wage (WHW) in Park City.

Exhibit B
Park City Heights Proposed Pricing by Unit Type

Town Homes	October 24, 2016 Proposed Pricing from Ivory Homes	# of Bed-rooms	Housing Resolution Pricing Limit	Negotiated Pricing
T25	319,900	3	409,501	319,900
T26	249,900	2	365,759	249,900
T27	297,900	3	409,501	297,900
T28	329,900	3	409,501	329,900
T9	326,298	3	409,501	349,900
T10	254,898	2	365,759	299,900
T11	303,858	3	409,501	329,900
T12	336,498	3	409,501	359,900
T21	332,823	3	409,501	349,900
T22	259,995	2	365,759	299,900
T23	309,935	3	409,501	329,900
T24	343,227	3	409,501	359,900
T13	339,479	3	409,501	349,900
T14	265,194	2	365,759	299,900
T15	316,133	3	409,501	329,900
T16	350,091	3	409,501	359,900
T17	346,268	3	409,501	349,900
T18	270,497	2	365,759	299,900
T19	322,455	3	409,501	329,900
T20	357,092	3	409,501	359,900
T5	353,193	3	409,501	349,900
T6	275,906	2	365,759	299,900
T7	328,904	3	409,501	329,900
T8	364,233	3	409,501	359,900
T1	360,256	3	409,501	349,900
T2	281,424	2	365,759	299,900
T3	335,482	3	409,501	329,900
T4	371,517	3	409,501	359,900
sub-total	8,903,256		11,159,834	9,235,200

(1,924,634) amount below max allowed pricing

Bedroom Count Summary	
2 bedrooms	7
3 bedrooms	46
4 bedrooms	26

Numbers of Affordable Units Per Year	TH	PH	Cottages	total
2016	4	6	0	10
2017	4	6	0	10
2018	4	6	1	11
2019	4	6	3	13
2020	4	6	3	13
2021	4	5	3	12
2022	4	0	3	7
2023	0	0	3	3
total	28	35	16	79

Park Homes	October 24, 2016 Proposed Pricing from Ivory Homes	# of Bed-rooms	Limit	Proposed Scenario	
1	$408,900	3	$375,179	$375,179	1
2	$374,900	3	$375,179	$375,179	1
3	$408,900	3	$375,179	$375,179	1
10	$408,900	3	$375,179	$375,179	1
11	$374,900	3	$375,179	$375,179	1
12	$408,900	3	$375,179	$375,179	1
4	$477,900	4	$445,463	$465,900	1.05
5	$384,272	3	$375,179	$438,500	1.17
6	$419,272	3	$375,179	$438,500	1.17
7	$477,900	4	$445,463	$465,900	1.05
8	$384,272	3	$375,179	$438,500	1.17
9	$419,122	3	$375,179	$438,500	1.17
13	$489,878	4	$445,463	$465,900	1.05
14	$393,878	3	$375,179	$438,500	1.17
15	$429,600	3	$375,179	$438,500	1.17
22	$489,878	4	$445,463	$465,900	1.05
23	$393,878	3	$375,179	$438,500	1.17
24	$429,600	3	$375,179	$438,500	1.17
16	$502,095	4	$445,463	$465,900	1.05
17	$403,772	3	$375,179	$438,500	1.17
18	$440,340	3	$375,179	$438,500	1.17
19	$502,095	4	$445,463	$465,900	1.05
20	$440,300	3	$375,179	$438,500	1.17
21	$440,300	3	$375,179	$438,500	1.17
28	$514,648	4	$445,463	$465,900	1.05
29	$451,348	3	$375,179	$438,500	1.17
30	$451,348	3	$375,179	$438,500	1.17
31	$514,648	4	$445,463	$465,900	1.05
32	$451,348	3	$375,179	$438,500	1.17
33	$451,348	3	$375,179	$438,500	1.17
25	$527,515	4	$445,463	$465,900	1.05
26	$462,631	3	$375,179	$438,500	1.17
27	$462,631	3	$375,179	$438,500	1.17
34	$527,515	4	$445,463	$465,900	1.05
35	$462,631	3	$375,179	$438,500	1.17
	$15,581,363		$13,834,105	15,241,574	

$1,407,469 amount above max allowed pricing

Cottages	October 24, 2016 Proposed Pricing from Ivory Homes	# of Bed-rooms	Limit	Proposed Scenario
1	499,900	4	506,008	506,008
2	514,897	4	506,008	506,008
3	514,897	4	506,008	506,008
4	514,897	4	506,008	506,008
5	530,343	4	506,008	506,008
6	530,343	4	506,008	506,008
7	530,343	4	506,008	506,008
8	546,253	4	506,008	506,008
9	546,253	4	506,008	506,008
10	546,253	4	506,008	506,008
11	562,640	4	506,008	506,008
12	562,640	4	506,008	506,008
13	562,640	4	506,008	506,008
14	579,519	4	506,008	506,008
15	579,519	4	506,008	506,008
16	579,519	4	506,008	506,008
	8,700,856		8,096,128	8,096,128

Total Revenue Initial Ivory Pricing Revenue	**$ 33,185,475**		
Total Revenue Resolution Limits		**$ 33,090,067**	
Total Negotiated Pricing Revenue			**$ 32,572,902**

$ (517,165) amount negotiated pricing is below max allowed pricing

EXHIBIT C

December 7, 2018 (DRAFT) ~~Exhibit B~~

Park City Housing Authority
PO Box 1480
Park City, UT 84060

Park City Heights – Amended Housing Mitigation Plan

Project: Park City Heights Master Planned Development
Developer: Ivory Homes

General:
On May 11, 2011 the Master Planned Development (MPD) for Park City Heights was approved for a mixed residential development consisting of 160 market rate units and 79 affordable/attainable units on 239 acres. An amendment to the MPD was approved on November 6, 2013, this addressed relocation and configuration of lots and streets. As part of the approval the Developer is required to satisfy an affordable/attainable housing requirement with forty-four (44) units approved under the 17-99 Housing Resolution and thirty-five (35) units approved under the 20-07 Housing Resolution.

The units will be large enough to capture all of the square footage necessary under the AUE obligations. All affordable/attainable units are to be for sale units. None of the units are intended to be rented by the Developer or future owners. Restrictions and priorities may include qualification options, sales price limits/range, rental restrictions and affordability terms.

Phasing Schedule:
The Project may be plated in phases in accordance with the approved phasing plan. The following schedule is provided to indicate the required AUE's to be built in each phase. However, each primary phase may include sub-phases as market conditions dictate and the phases may be adjusted.

Phase 1 – 103 Units
- 68 Affordable/Attainable **– To be completed by December 31, 2020**
- 35 Market Rate Units

Phase 2 – **39** Units – **Was 47**
- **0** Affordable/Attainable **Was 5**
- **39** Market Rate Units **Was 42**

Phase 3 – **2** Units **Was 34**
- **0** Affordable/Attainable **Was 2**
- **2** Market Rate Units **Was 32**

Phase 4 – **47** Units **Was 29**
- **3** Affordable/Attainable **Was 4 – To be completed by December 31, 2025**
- **44** Market Rate Units **Was 25**

Phase 5 – **48** Units **Was 15**

- **8** Affordable/Attainable **Was 0 – To be completed by December 31, 2025**
- **40** Market Rate Units **Was 15**

Phase 6 is Removed – Was 11 Market Units

All Phases 79 Affordable/Attainable Units (or equivalent AUE's)
160 Market Rate Units
Total: 239 Units

Construction Timing:

The general layout and concept plan for Park City Heights dictates that the infrastructure is built from the lowest point of the slope (north) or entrance of the project to the highest point on the mountain (south). Because construction dictates this development pattern and the majority of affordable/attainable units are lower on the hill, the affordable/attainable units will be constructed at a different rate than market rate units. All of the affordable/attainable units will receive a certificate of occupancy prior to issuance of building permits for the last ten (10) percent of the market rate units. Project and housing requirements dictate that the affordable/attainable units are built in conjunction with the market rate units. The developer is front loading as many affordable/attainable units as possible to ensure that the requirements are satisfied. **In Phase I, 68 affordable/attainable units will be completed . The balance of 11 units will be completed in Phases 4 & 5.**

Phase 1 construction began in 2016 for a total of sixty-eight (68) affordable/attainable units. The first Certificates of Occupancy were issued completed in the fall of 2016. The first affordable/attainable unit will be ready for occupancy prior to the first market rate unit. The majority of the affordable/attainable units are clustered at the entrance to the Subdivision and the Developer will ensure that the units are built with high quality building materials and well maintained. Projected absorption rate is 8-12 units per year as dictated by the market.

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Rhoda Stauffer

From:	Troy Goff <troyg@ivoryhomes.com>
Sent:	Friday, December 07, 2018 3:01 PM
To:	Rhoda Stauffer; Chris Gamvroulas
Cc:	Anne Laurent; Jason Glidden; John Cahoon; Brad Mackay; Dan Fielding
Subject:	RE: meeting
Attachments:	image001.jpg; 9FE0558B6B4948E08262E3380B4FAB4E[485399].png; Proposed Amended Housing Mitigation Plan 12-7-18.docx

Hello Rhoda,

Per your request I wanted to get you over some language to share with the Housing Authority as to how the phasing changes that Ivory is proposing will impact the delivery of Affordable/Attainable Units in Park City Heights.

The phasing changes to phases 2-5 in Park City Heights will not alter the time frame that Ivory Homes has committed to constructing the Affordable/Attainable Homes in Park City Heights. The current plan calls for 8-12 Affordable/Attainable Homes to be completed each year in Park City Heights. Under the current plan, this forecast would assume a build out of the Affordable/Attainable Homes by the end of 2025.

In an effort exceed our commitment, Ivory Homes plans to build the remainder of the Affordable/Attainable Park Homes (23 in total) and Affordable/Attainable Townhomes (20 in total) by the end of 2019 as well as three of the Attainable Cottage Homes. The remaining two Attainable Cottage Homes in phase one would start construction in 2019 and be completed in 2020.

We forecast that we will have a total of 68 Affordable/Attainable Homes constructed in Park City Heights by the end of 2020, putting us three and a half years ahead of schedule. The remaining 11 Affordable/Attainable Homes in Park City Heights are forecasted to be completed by the end of 2025.

With the phasing changes being

Phase 1- 103 Units

- 68 Affordable/Attainable Units
- 35 Market Rate Units

Phase 2- 39 Units

- 39 Market Rate Units

Phase 3- 2 Units

- 2 Market Rate Units

Phase 4- 47 Units

- 3 Affordable/Attainable Units
- 44 Market Rate Units

Phase 5- 48 Units

- 8 Affordable/Attainable Units
- 40 Market Rate Units

I have made these changes to a new proposed Draft of the Mitigation Plan attached. Please let me know if you need anything else from us for your upcoming update to council and the Housing Authority.

Thank You,

Troy Goff
New Home Sales Consultant
"For All Ivory Homes Neighborhoods"
435-729-0550
troyg@ivoryhomes.com

IVORYHOMES
Growing and Changing with Utah

From: Rhoda Stauffer <rhoda.stauffer@parkcity.org>
Sent: Tuesday, December 4, 2018 4:24:07 PM
To: Troy Goff; Chris Gamvroulas
Cc: Anne Laurent; Jason Glidden
Subject: meeting

Troy & Chris, we need to meet with you and are hoping that you can come to City Hall on the afternoon of December 17. At this point, we aren't ready for the annual update because we still don't have the material we need to update the Housing Mitigation Plan . We've got the lot changes, but we still don't have the Phasing changes that have to be incorporated and approved.

Without that update, we also can't approve additional sales, so we really want to get this taken care of as soon as possible.
Please let us know if you can make a meeting on Monday, December 17. Right now, we are wide open on that date.
Thank you
Rhoda

Rhoda J. Stauffer
Affordable Housing Program
Community Development
Park City Municipal Corporation
435-615-5152
Rhoda.stauffer@parkcity.org

PARK CITY
1884

Town Homes	October 24, 2016 Proposed Pricing from Ivory Homes	# of Bed-rooms	Housing Resolution Pricing Limit	Negotiated Pricing	
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T26	249,900	2	365,759	249,900	
T27	297,900	3	409,501	297,900	
T28	329,900	3	409,501	329,900	
T9	303,858	3	409,501	329,900	Was on Lot T11
T10	336,498	3	409,501	359,900	Was on Lot T12
T11	326,298	3	409,501	349,900	Was on Lot T9
T12	254,898	2	365,759	299,900	Was on Lot T10
T21	332,823	3	409,501	349,900	
T22	259,995	2	365,759	299,900	
T23	309,935	3	409,501	329,900	
T24	343,227	3	409,501	359,900	
T13	339,479	3	409,501	349,900	
T14	265,194	2	365,759	299,900	
T15	316,133	3	409,501	329,900	
T16	350,091	3	409,501	359,900	
T17	322,455	3	409,501	329,900	Was on Lot T19
T18	270,497	2	365,759	299,900	
T19	346,268	3	409,501	349,900	Was on Lot T17
T20	357,092	3	409,501	359,900	
T5	353,193	3	409,501	349,900	
T6	275,906	2	365,759	299,900	
T7	328,904	3	409,501	329,900	
T8	364,233	3	409,501	359,900	
T1	335,482	3	409,501	329,900	Was on Lot T3
T2	371,517	3	409,501	359,900	Was on Lot T4
T3	360,256	3	409,501	349,900	Was on Lot T1
T4	281,424	2	365,759	299,900	Was on Lot T2
sub-total	8,903,256		11,159,834	9,235,200	(1,924,634)

amount below max allowed pricing

Bedroom Count Summary	
2 bedrooms	7
3 bedrooms	46
4 bedrooms	26

Proposed Revisions are in Red

	Year	TH	TH	PH	PH	Cottages	Cottages	total	total	Cum.	Actual Completed
Numbers of Affordable Units Per Year -- Projections	2016	4	4	6	6	0	0	10	10	10	10
	2017	4	4	6	0	0	0	10	4	14	4
	2018	4	0	6	6	1	0	11	6	20	6
	2019	4	20	6	23	3	3	13	46	66	
	2020	4	0	6	0	3	2	13	2	68	
	2021	4	0	5	0	3	0	12	0	68	
	2022	4	0	0	0	3	0	7	0	68	
	2023	0	0	0	0	3	0	3	0	68	
	2025		0		0		11		11	79	
	total	28	28	35	35	16	16	79	79		20

Park Homes	October 24, 2016 Proposed Pricing from Ivory Homes	# of Bed-rooms	Limit	Proposed Scenario		
1	$408,900	3	$375,179	$375,179	1	
2	$374,900	3	$375,179	$375,179	1	
3	$408,900	3	$375,179	$375,179	1	
10	$408,900	3	$375,179	$375,179	1	
11	$374,900	3	$375,179	$375,179	1	
12	$408,900	3	$375,179	$375,179	1	
4	$419,272	3	$375,179	$438,500	1.17	Was on Lot 6
5	$384,272	3	$375,179	$438,500	1.17	
6	$477,900	4	$445,463	$465,900	1.05	Was on Lot 4
7	$419,122	3	$375,179	$438,500	1.17	Was on Lot 9
8	$384,272	3	$375,179	$438,500	1.17	
9	$477,900	4	$445,463	$465,900	1.05	Was on Lot 7
13	$489,878	4	$445,463	$465,900	1.05	
14	$393,878	3	$375,179	$438,500	1.17	
15	$429,600	3	$375,179	$438,500	1.17	
22	$489,878	4	$445,463	$465,900	1.05	
23	$393,878	3	$375,179	$438,500	1.17	
24	$429,600	3	$375,179	$438,500	1.17	
16	$440,340	3	$375,179	$438,500	1.17	Was on Lot 18
17	$403,772	3	$375,179	$438,500	1.17	
18	$502,095	4	$445,463	$465,900	1.05	Was on Lot 16
19	$440,340	3	$375,179	$438,500	1.17	Was on Lot 21
20	$440,300	3	$375,179	$438,500	1.17	
21	$502,095	4	$445,463	$465,900	1.05	Was on Lot 19
28	$514,648	3	$375,179	$438,500	1.17	Was on Lot 30
29	$451,348	3	$375,179	$438,500	1.17	
30	$451,348	4	$445,463	$465,900	1.05	Was on Lot 28
31	$514,648	3	$375,179	$438,500	1.17	Was on Lot 33
32	$451,348	3	$375,179	$438,500	1.17	
33	$451,348	4	$445,463	$465,900	1.05	Was on Lot 31
25	$527,515	4	$445,463	$465,900	1.05	
26	$462,631	3	$375,179	$438,500	1.17	
27	$462,631	3	$375,179	$438,500	1.17	
34	$462,631	3	$375,179	$438,500	1.17	Was on Lot 35
35	$527,515	4	$445,463	$465,900	1.05	Was on Lot 34
	$15,581,403		$13,834,105	15,241,574		$1,407,469 amount above max allowed pricing

amount above max allowed pricing

Cottages	October 24, 2016 Proposed Pricing from Ivory Homes	# of Bed-rooms	Limit	Proposed Scenario
39	499,900	4	506,008	506,008
42	514,897	4	506,008	506,008
54	514,897	4	506,008	506,008
75	514,897	4	506,008	506,008
TBD	530,343	4	506,008	506,008
TBD	530,343	4	506,008	506,008
TBD	530,343	4	506,008	506,008
TBD	546,253	4	506,008	506,008
TBD	546,253	4	506,008	506,008
TBD	546,253	4	506,008	506,008
TBD	562,640	4	506,008	506,008
TBD	562,640	4	506,008	506,008
TBD	562,640	4	506,008	506,008
TBD	579,519	4	506,008	506,008
TBD	579,519	4	506,008	506,008
TBD	579,519	4	506,008	506,008
	8,700,856		8,096,128	8,096,128

Total Revenue Initial Ivory Pricing Revenue	**$ 33,185,515**			
Total Revenue Resolution Limits		**$ 33,090,067**		
Total Negotiated Pricing Revenue			**$ 32,572,902**	**$ (517,165)** amount negotiated pricing is below max allowed pricing

Agenda Item No:2.

Council Agenda Item Report

Meeting Date: December 17, 2020
Submitted by: Linda Jager
Submitting Department: Community & Public Affairs
Item Type: Staff Report
Agenda Section:

Subject:
Vision 2020 Update

Suggested Action:

Attachments:
Vision 2020 Staff Report

City Council
Staff Communications Report

Subject: Vision 2020 Update
Author: Jed Briggs, Budget Operations & Strategic Planning Manager
Michelle Downard, Resident Advocate
Linda Jager, Community Engagement Manager
Department: Budget, Debt, and Grants; Community Engagement
Date: December 17, 2020

Project Update:

Staff is returning to Council following a November 19, 2020, update to share a DRAFT copy of the Vision 2020 Final Report for review. This will be the basis the Vision 2020 communications and branding plan and culminate in a virtual Vision 2020 roll-out event for the public in early 2021.

Staff is requesting Council review the DRAFT Vision 2020 Final Report, and provide feedback. Please note; the Vision 2020 Final Report is in DRAFT form, additional content – including rosters of participants and pillar-related photos – will be added.

Project Update:

On September 22, 2020, City Council held a work session for an update and discussion of Park City Vision 2020. During the session:

- Council agreed the Vision 2020 strategic pillars remained relevant despite COVID-19 impacts;
- Council recommended the Vision 2020 statement *"Embracing Bold Change"* be modified to *"Embracing Bold Action"* to illustrate work to advance the Strategic Pillars and action items are underway and will continue;
- Council suggested staff created a strategic communication plan to align the Critical Community Priorities with Vision 2020 Strategic Pillars to clarify public outreach when the Vision 2020 Final Report is released; and
- Council was supportive of public outreach to reaffirm the Vision and support an action plan to accomplish the goals within the pillars.

The November 19, 2020, Staff Communications Report shared progress on the:

- Research and selection of Soul Story Creative will deliver a strategic communications and branding plan that articulates the Vison 2020 Strategic Pillars and Community Critical Priorities into a combined, cohesive, and succinct message and graphic.
- Future iQ, Vison 2020 facilitation consultant, finished the final draft of the Vision 2020 Final Report, which will be brought to Council on December 17;

Project Update (December 17, 2020):

- A DRAFT copy of the Vision 2020 Final Report can be viewed here.

- A public roll-out of the Vision 2020 Final Report and the Vision 2020/Critical Priorities branding and communication elements will be shared at the 2020 State of Park City virtual event, tentatively scheduled for Tuesday evening, February 23, 2021.

Department Review:
Budget Operations & Strategic Planning; Community Engagement, and Executive.

Council Agenda Item Report

Meeting Date: December 17, 2020
Submitted by: Mindy Finlinson
Submitting Department: Finance & Accounting
Item Type: Staff Report
Agenda Section:

Subject:
Request to Approve and Accept the Fiscal Year 2020 Comprehensive Annual Financial Report (CAFR)

Suggested Action:

Attachments:
Fiscal Year 2020 CAFR Acceptance Staff Report

Exhibit A: Draft Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2020

City Council Staff Report

Subject: Fiscal Year 2020 CAFR Acceptance
Author: Mindy Finlinson, Finance Manager
Department: Finance
Date: December 17, 2020
Type of Item: Administrative

Recommendation

City Council should review the draft Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2020. The Comprehensive Annual Financial Report (CAFR) is the major document used to communicate the City's financial condition.

Staff is pleased to report that the City had no material weaknesses reported during the course of the year end audit and the City's internal controls over financial reporting provide assurance that the financial statements are presented fairly and can be relied upon.

Background and Analysis

State law requires Park City to follow the Uniform Fiscal Procedures Act for Utah Cities, UCA § 10-6-101 et seq., which requires an independent audit of the City's finances annually. The audit is performed by certified public accountants BDO, LLC. The Council must be presented with an annual financial report prepared in conformity with generally accepted accounting principles within 180 days of the fiscal year end. This requirement is satisfied by presentation of the CAFR (Exhibit A) which provides a comprehensive financial picture covering all funds and financial transactions for the year. Once finalized, a copy of the CAFR is filed with the State Auditor and the City Recorder as a public document.

The CAFR includes all funds of the City and is presented in four sections: Introductory, Financial, Statistical, and Internal Control and Compliance Reports.

The Introductory Section contains a letter of transmittal, a directory of principal officials and an organizational chart of the City. The Financial Section contains management's discussion and analysis (MD&A), the basic financial statements, notes to the financial statements, required supplementary information, individual fund statements for which data is not provided separately within the basic financial statements, as well as the independent auditor's report on these financial statements and schedules. The Statistical Section includes selected financial and demographic information, generally presented on a multi-year basis. The Internal Control and Compliance Reports Section contains the independent auditors' report on internal control and compliance required by *Government Auditing Standards* and state compliance as required by the *State of Utah Legal Compliance Audit Guide.*

The CAFR is the major document used to communicate the City's financial condition. It is distributed to various bond-rating agencies, investors in the City's debt and the State Auditor for use in evaluating City finances. The first two basic financial statements, the Statement of Net Position and the Statement of Activities, present information on a government-wide, full-accrual accounting basis, which reflects the overall financial position of the City and its various funds, not just the amounts available for budgetary purposes. Fiscal operations in the government-wide statements are organized into two major activities: governmental and business-type.

Fund information is also presented for major funds individually and non-major funds combined in a single column in the basic financial statements. Because the focus is so different between fund statements and government-wide statements, a reconciliation between the two types of statements is necessary to understand how the numbers differ.

Staff suggests attention be focused on the MD&A and the notes to the basic financial statements. The notes to the basic financial statements in the Financial Section provide required detailed disclosures and a description of the financial statements.

The Statement of Net Position may serve as a useful indicator of a government's financial position. The City had positive net position of $409.1 million at fiscal year-end. The largest portion of net position, $331.6 million, represents the net investment in capital assets. The restricted net position of $8.9 million includes resources that are subject to external restrictions on how they may be used. The remaining $68.6 million in net position are unrestricted and may be used to meet the City's ongoing obligations. Again, this is an overall financial position indicator and is not the amount of current resources available for budgetary purposes.

Looking at the results on a fund basis, the City's governmental funds reported combined ending fund balance of $105.1 million, an increase of $11.3 million compared to the beginning of year fund balance amount. The increase in fund balance in comparison to last fiscal year is attributable to increases in committed and restricted fund balance for capital projects.

Utah State code establishes a 5.0 percent minimum ($1,588,262) and a 25.0 percent maximum ($7,941,308) of total revenues limit to the amount that may be accumulated as the balance in the General Fund. As of June 30, 2020, the unassigned fund balance in the General Fund was $7,811,877 and was $129,431 below the 25.0 percent limit. The unassigned fund balance represents amounts that constitute the residual balances that have no restrictions placed upon them.

Comments from the City's Audit Firm, BDO
The auditors have not communicated any areas involving material weakness in the operations or internal control structure of the City.

Funding Source
Not applicable

Attachments
Exhibit A: Draft Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2020

Park City Municipal Corporation, Utah

PARK CITY
1884

Comprehensive Annual Financial Report
Fiscal Year Ended June 30, 2020

PARK CITY MUNICIPAL CORPORATION, UTAH

COMPREHENSIVE ANNUAL FINANCIAL REPORT

(Including Internal Control and Compliance Reports
and Supplementary Information)
for fiscal year ended June 30, 2020

Prepared by:
Finance Department

Mindy Finlinson
Finance Manager

Sara Nagel
City Treasurer

Kim Atkinson
Accountant

PARK CITY MUNICIPAL CORPORATION, UTAH

COMPREHENSIVE ANNUAL FINANCIAL REPORT
June 30, 2020

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STATISTICAL SECTION

Continued

SINGLE AUDIT, INTERNAL CONTROL AND COMPLIANCE REPORTS

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INTRODUCTORY SECTION

Finance

December XX, 2020

To the Honorable City Council, Honorable Mayor and Citizens of Park City, Utah:

State law requires that every general purpose local government publish, within six months of the close of each fiscal year, a complete set of audited financial statements. This report is published to fulfill that requirement for the fiscal year ended June 30, 2020.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

BDO, LLP, a firm of licensed certified public accountants, have issued an unmodified ("clean") opinion on Park City Municipal Corporation's financial statements for the year ended June 30, 2020. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of Park City Municipal Corporation, Utah

Park City Municipal Corporation (City) was chartered March 15, 1884, under the provisions of the Utah Territorial Government and is located in Summit County in the northeast part of the State, which is considered to be one of the top growth areas in the state. It currently occupies 20 square miles and serves an estimated full-time resident population of 8,488. The City is empowered to levy a property tax on real property located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which it has done from time to time.

Park City Municipal Corporation
445 Marsac Avenue ● P.O. Box 1480 ● Park City, UT 84060-1480
Phone (435) 615-5221 ● Fax (435) 615-4917

The City is governed by a mayor-council form of government. Policy-making and legislative authority are vested in the Governing Council (Council) consisting of the mayor and a five-member council, all of whom are elected at large. Council members serve four-year staggered terms. Elections are held every odd numbered year. The governing council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring both the City's manager and attorney. The Mayor is the administrative authority by statute; however, the City's manager has been delegated the responsibility for carrying out the policies and ordinances of the governing council, for overseeing the day-to-day operations of the City, and for appointing the heads of the various departments.

The City provides a full range of services, including police, parks, recreation, library, water, stormwater, public improvements, streets, planning and zoning, golf course, transportation and parking, licensing and permits, building inspections, affordable housing, and administrative services. This report includes the financial statements of the funds required to report on those activities, organizations and functions which are related to the City and are controlled by or financially accountable to the City Council. The Park City Municipal Building Authority, the Park City Redevelopment Agency, the Park City Housing Authority and the Park City Water Service District are chartered under Utah law as separate governmental entities. However, this report includes the financial statements of these entities, since the City Council is the appointed board for all four agencies, they are financially accountable to the City, and management (below the level of the elected officials) of the City have operational responsibility for the activities of these entities.

The State of Utah, Summit County, Wasatch County, Park City School District, Park City Fire Protection District, Snyderville Basin Special Recreation District and Snyderville Basin Water Reclamation District are overlapping governments that provide services to City residents; however, they are separately controlled, and they are not financially accountable to the City; therefore, they are not included in this report.

Budgetary Control

The Council is required to adopt a final budget by no later than June 30 of the fiscal year. This annual budget serves as the foundation for the City's financial planning and control. The budget is prepared by fund, function (e.g., public safety), and department (e.g., police). The City Council approves all City budgets at the department level (general government, public safety, public works and recreation and library). Budgetary control is maintained at the department level where expenditures may not legally exceed appropriations. Department heads may make transfers within a department. The City Council may amend the budget by ordinance during the budget year, but must hold a public hearing to increase a governmental fund's budget before it can pass the ordinance.

Local Economy and Economic Trends

Park City is located in Summit County, Utah, in the heart of the Wasatch Mountains, 30 miles east of Salt Lake City and 40 minutes by freeway from the Salt Lake International Airport. In 1869, silver bearing quartz was discovered in the area, of what is now Park City, and a silver mining boom began. From the 1930's through the 1950's, the mining boom subsided due to the decline of silver prices, and Park City came very close to becoming a historic ghost town. During that time, the residents began to consider an alternative to mining, and began developing Park City into a resort town. Today Park City is one of the western United States premier multi-season resort communities.

Because of its location in a State with a diverse economic base, unemployment had been historically low until the effect of the current recession caused by local and state mandated business closures in response to COVID-19. During the past ten years, as the country recovered from the 2008 recession, the unemployment rate in Summit County dropped from 6.3 percent (2011) to a decade low of 2.8 percent in February 2020. During the initial COVID-19 shutdown period, unemployment skyrocketed to 20.4 percent in the month of April. However, due to economic recovery aid from state and federal governments and higher than expected summer economic activity, the unemployment rate at the end of the current year was 9.8 percent compared to 11.1 nationally. Based on economic forecasts and further restriction on business operations, subsequent increases in unemployment rates are anticipated in calendar year 2021.

Tourism is the major industry in Park City, with skiing, lodging facilities and restaurants contributing significantly to the local economy. Park City is the home of two major ski resorts Deer Valley Resort and Park City Mountain Resort with a portion of the latter operating outside of municipal boundaries, formerly known as Canyons Resort. Vail Resorts acquired the Canyons Resort in 2013 and the Park City Mountain Resort in September of 2014. In July 2015, Vail linked these two resorts creating the largest skiing resort in the United States with over 7,300 acres of skiable terrain. Alterra Mountain Company acquired Deer Valley Resort in 2018.

Deer Valley Resort and Park City Mountain Resort host several major ski international and world competitions such as, IHC Freestyle International Ski World Cup and FIS Freestyle International Ski World Cup. Deer Valley was voted the 5th and Park City Mountain 10th in *Ski Magazine's* resort review of 2020's Top-Ranked Western Ski Resorts.

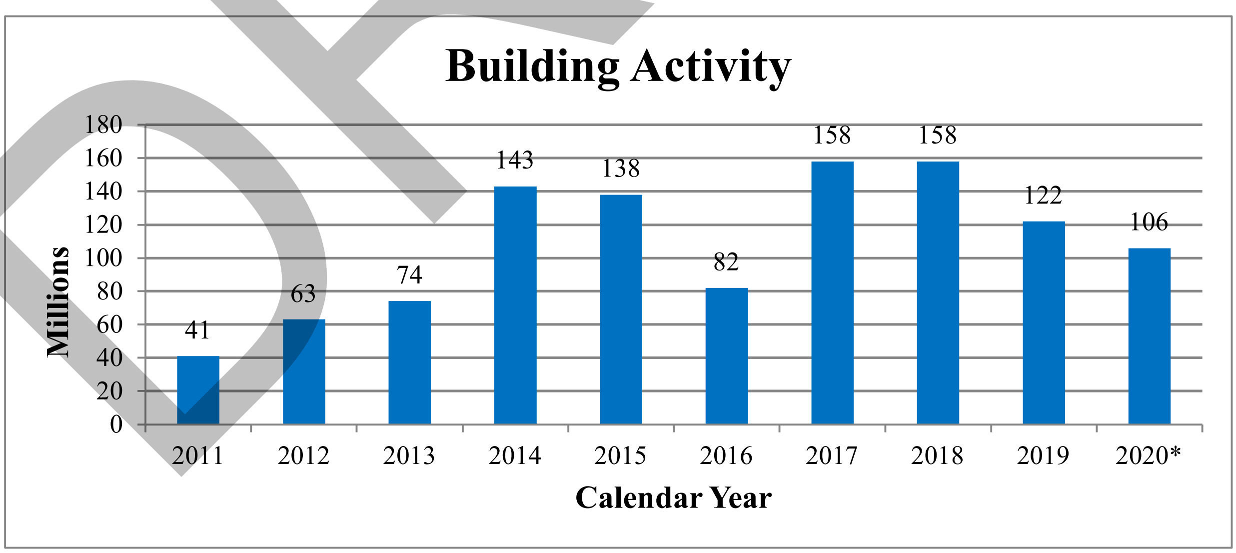
Until COVID-19 prematurely ended the 2019-2020 ski season, Utah resorts reported 4.3 million skier days, which is the fourth-best season on record in terms of resort visits. Additionally, visitors to resorts was 2.4 percent above the 10-year average. It is uncertain how the numbers will change with limitations to international travel and changes to resort protocols such as reservation only visits due to the pandemic.

Many of the "off season" events that have become staples to the City's summer economic activity were cancelled due to COVID-19. These events included, Park Silly Market, Tour of Utah, Autumn Aloft, Kimball Arts Festival and the Triple Crown World Series baseball tournament. As a way to mitigate the decrease in revenue to main street businesses, the City initiated "Car-free Sundays" for the weeks of June 14 through October 18. During Car-free Sundays, Main Street transformed to a pedestrian walkway that enabled restaurants and other business to extend out into the street, allowing patrons to better physically distance.

Park City's service population is significant due to the number of secondary homeowners and visitors within Park City. The City has approximately 136 restaurants, 148 shops, 31 private art centers and a community-sponsored art center. Many of Park City's restaurants are award winning and among the finest in the intermountain west. The Chamber of Commerce estimates that the city has a nightly rental capacity for 28,670 guests (please see Schedule 24 of the Statistical Section of this report).

The Sundance Film Festival made its 38th annual appearance in Park City in January 2020. Y2 Analytics reported that the 2020 festival generated an overall economic impact of $167.5 million GDP for the State of Utah, down from the 2019 festival of $182.5 GDP. Sundance and Park City Municipal Corporation have formally agreed that Park City will remain festival headquarters through the 2026 film festival. Additionally, Sundance is planning to erect a new headquarters building for the Sundance Institute located in the "Arts and Culture District" of Bonanza Park. The festival attracted at least 116,800 attendees, down slightly from 2019 attendance of at least 122,000 with approximately 44,000 attendees coming from out of state. As with many other activities in Park City, it is expected that the size and duration of festival will be scaled down in 2021 to abide by local health orders.

Closely connected to the tourism and ski industries in Park City is the real estate industry. During the past ten years, building activity within the City has fluctuated from a low of $40.9 million in 2011, because of the recession, to a high of $158.2 million in 2017. Building activity over the last decade has averaged $102.7 million per year. In the first six months of calendar year 2020, 30.1 percent of the $106 million in building activity has been in residential construction. The remaining 69.9 percent consists of commercial construction. The residential construction total valuation of approximately $31.8 million consisted of both single and multi-family homes. Easy access to Salt Lake City has intensified the role for Park City as a bedroom community. The current economy has continued to show emphasis of new construction of single-family homes and remodeling and expanding of commercial buildings.



** The 2020 number is from January 2020 through June 2020 only. For activity by fiscal year, please see Schedule 26 of the Statistical Section.*

As reported by *Park City Realtors*, despite the economic slowdown from the shutdown of many local businesses, the real estate market in Park City saw a dramatic 20.0 percent increase from 2019 to 221 total unit sales and a volume increase of 22.0 percent. Condominiums sales increased 6.0 percent and a volume increase of 26.0 percent over the same period last year. Residential lots sold in Park City range from an average of $575,000 in the Prospector area to an average of $3,500,000 for lots in the Empire Pass area. Condominiums range in average sales price from $279,005 in the Prospector area to $2,907,575 in the Empire Pass area. Single-family homes range from an average sales price of $1,183,179 in the Prospector area to $6,442,759 in the Deer Crest area.

Median household incomes within the City are significantly higher than for the state as a whole. According to the US Census Bureau 2019 estimates, the City's median family income was $105,263, the County's was $100,453, while the State's was $68,374.

Due to its strong and healthy local economy, the City has maintained a credit rating of at least Aa2 from Moody's Investor Service since 2011.

Long-term Financial Planning

Insurance – The City maintains a health and dental insurance plan through Regence Blue Cross Blue Shield of Utah. Each year Regence examines the City's use of the plan and its total costs to Regence and then determines the price for the following year. In fiscal year 2020, the City experienced no change in plan costs. The benefits committee reviews the annual increases and makes a recommendation on any premium increases or policy changes on an annual basis. The City offers a high-deductible medical plan in addition to the traditional plans. The City also offers a discount on premiums to employees if they participate in a wellness program, which requires annual physicals, regular dental visits, and other various activities to promote a healthy lifestyle.

Sales Tax – The City depends on sales tax revenue to fund City services. Sales tax also helps to fund the infrastructure to support special events and tourism. Of the 9.05 percent sales tax on general purchases in Park City, the municipality levies a 1.0 percent local sales and use tax, a 0.25 county option sales tax, a combined 1.25 percent transit tax, a 0.1 county cultural tax, and a 1.6 percent resort community tax.

Transient Room Tax – The City uses the transient room tax revenue to fund capital projects. Since inception, the City has collected the following revenues:

Year	Revenue
2020	2.7 million
2019	2.7 million
2018	1.6 million

Property Tax – A property tax comparison that normalized tax rates across 50 states, including the District of Columbia, ranked states by property tax rate. Utah was consistently amongst the lower in the nation, ranking between 40 and 50. Summit County has the lowest average effective property tax rate in the state. The Property Tax Act provides that all taxable property must be assessed and taxed at a uniform and equal rate on the basis of its fair market value by January 1 of each year. Summit County levies, collects, and distributes property taxes for Park City and all other taxing jurisdictions within the County. Primary residences are taxed at 55 percent of the assessed value while secondary residences are taxed at 100 percent of the assessed value. The budget for fiscal year 2020 was adopted with no property tax increase.

Relevant Financial Policies

Fund Balance – Unrestricted fund balance (the total of the committed, assigned, and unassigned components of fund balance) in the general fund at year end was 24.59 percent of total general fund revenues. This amount was slightly below the policy guidelines set by the Council for budgetary and planning purposes (i.e., maintain the general fund balance at approximately the legal maximum of 25.0 percent). For budget purposes, any balance that is greater than 5.0 percent of the total revenues of the General Fund may be used. The General Fund balance reserve is an important factor in the City's ability to respond to emergencies and unavoidable revenue shortfalls.

Budgeting for Outcomes – The City employs a Budgeting for Outcomes (BFO) process that focuses on Council priorities and objectives as the driving factor for determining the annual budget. BFO provides a comprehensive review of the entire organization, identifying every program offered and associated cost, evaluating the relevance of every program based upon the community's priorities and, ultimately, guiding elected and appointed officials to the policy questions they can answer with the information gained from the process. The City is confident that the BFO process provides the tools needed to build a budget that reflects the City's values and needs.

The BFO process is just part of the process the City employs in the development of the budget in Park City. The other distinctive part of the process is the utilization of cross-departmental staff teams for the development of the budget recommendations. The Results Team develops the operating budget recommendation and the Capital Improvement Plan Committee creates the capital budget recommendation. These two budgets are then presented to the City Manager. Next, the Finance Manager; Human Resources Manager; Capital Budgets, Debts & Grants Manager; Operating Budget Manager and the City Manager hold a Budget Summit to collectively take a comprehensive review of the budget and discuss any outstanding issues. The result of this collaborative process and the participation of more than 50 members of the organization is the City Manager's Recommended Budget.

Major Initiatives

Net Zero Energy Goal by 2030 – Park City became one of the latest in a series of mountain communities to commit to 100 percent renewable electricity. Park City has pledged that the City's electricity would come entirely from renewable sources by 2030. This announcement comes on the heels of a similar pledge from Salt Lake City, Utah and a recent commitment from Boulder, Colorado to transition to renewable electricity, showing that mountain communities are taking control of their energy future. Park City is a founding partner of Mountain Towns 2030, a coalition of mountain towns committed to achieving ambitious carbon reduction goals by 2030. Park City hosted the first MT2030 Net Zero Summit in October 2019 and looks forward to when similar events can be held in the future.

Electric Bike-Share Program – In partnership with Summit County, Park City launched its fourth season of the electric bike-share program. Riders logged approximately 79,000 miles in 2020 and more than 243,000 since the inception of the program in 2017. The City and surrounding areas currently have 20 docking stations and 190 bikes. The stations are located through Park City including: Deer Valley Transit Circle, North City Park, Park City Municipal Athletic and Recreation Center (PC MARC), Summit County Health Department and Upper Main Street. Additional locations in Summit County include: Synderville Basin Recreation, Willow Creek Park, Silver Springs Drive, Summit County Justice Center, Ecker Hill Park and Ride and Jeremy Ranch Park and Ride. If Park City residents and tourists continue to respond well to the all-electric bike-share program, it will be a great step for the community to mitigate traffic congestion and become more environmentally sustainable, and a great example for cities looking to accomplish these same goals.

Electric Bus System – Park City became the first mountain resort community in the country, and the first city in the state, to operate a zero-emission, all-electric bus system. The buses are more efficient than diesel-fueled buses with a per electric vehicle mile cost of approximately $0.85 a mile. On many routes, buses run every fifteen minutes from 5:30 a.m. to 2:00 a.m., seven days a week during peak season. In recent years, the City added seven electric buses for a total of 13 buses and two chargers to expand electric bus service to multiple bus routes in addition to the route between Kimball Junction and Park City Old Town Transit Center.

Affordable Housing – City Council is committed to making Park City a thriving mountain community through accessible and diverse housing with the goal of adding 800 housing units to the City's affordable/attainable housing inventory by 2026. In 2019, the City constructed 11 units to add to the City's inventory (seven homes with four studio units attached) located on Woodside Avenue and sold five in the current year. Additionally, in March of 2019, the City approved the Master Planned Development application for Woodside Park Phase II, which will consist of 59 units, 52 of which will be affordable housing units. The City expects to begin construction on Woodside Park Phase II in Spring 2021.

Social Equity – In 2018, the City partnered with the Park City Community Foundation (PCCF) to elevate the social equity concept and conversation through a community convening process. PCCF brought a coalition together to perform a social equity self-diagnosis, identified social equity resources and gaps, prioritized short and long-term social equity issues, and developed a multi-year strategic plan. The partnership identified three priorities: Housing, Education, and Inclusion. PCCF collaborated with the City to ensure additional funding was available to the most vulnerable populations amid the COVID-19 pandemic.

Update on Major Projects

Water Projects – Water quality and delivery continue to be a top priority for Park City. With the continuing increase of development, future water needs have been identified and the cost of these improvements are being fairly distributed between users and new development. Capital spending in the Water Fund is reflective of the City's commitment to secure Park City's water needs through improvements to the City's water infrastructure. The Water Fund Financial Model is reviewed and updated annually to assess the long-range operating and capital needs of the system and to determine future water rate increases and bonding needs. Additionally, the City continues to improve the culinary water system with funds from the five-year Capital Improvement Plan, an account with an approximate value of $46.5 million. In 2019, in order to comply with State regulations that allows the City to discharge water draining from the Judge and Spiro mine tunnels into Mcleod and Silver Creeks, the City began construction of the Three Kings Water Treatment Plant to replace the existing Spiro plant, which was built in the 1990's. The new plant will also increase overall water supply resiliency, peak day capacity, water quality and reliability into the future. In June 2020, the City issued $75,515,000 in Water Revenue and Refunding Bonds to partially fund the construction of the water treatment plant, refund prior bonds issued by the City, and for the payment of costs associated with the issuance of the 2020 bonds. The expected completion date of the plant is June 2023.

Arts & Culture District – Park City purchased a 5.25-acre parcel in Bonanza Park to create the Park City Arts & Culture District. Funds for the purchase, development, and maintenance will be generated in part by overnight visitors via a 1.0 percent municipal transient room tax. No additional taxes will be assessed on Park City residents. Sundance Institute and the Kimball Art Center have signed letters of intent to purchase land in the new district from the City and will participate in a joint planning process, with the goal of building venues as part of the district. Through the joint planning process, the City will strive to create a district that inspires creative expression while ensuring design compatibility and compliance with the General Plan and Land Management Code. With this partnership, Park City will collaboratively shape the future of the Bonanza Park area to develop a sustainable, walkable, livable and vibrant Arts & Culture District. Redevelopment of the area is expected to begin in Spring 2021.

Pedestrian Tunnel – In October of 2020, Park City completed construction of a pedestrian tunnel on SR-248 near Park City High School and Cooke Drive. The tunnel alleviates traffic congestion, improves circulation, provides safe access for all users and enhances access to trails and transit.

Awards and Acknowledgements

Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Park City Municipal Corporation for its comprehensive annual financial report for the fiscal year ended June 30, 2019. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

Park City Municipal Corporation also received the Distinguished Budget Presentation Award from the GFOA for the City's adopted budget for the biennium period beginning July 1, 2019. The City has won this award for fiscal years 1992 and 1993 and the biennium periods beginning 1993, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2014, 2016 and, 2018. In order to qualify for the award program, the City's budget document was judged proficient in several categories, including policy documentation, financial planning, and organization.

The preparation of this report on a timely basis could not have been accomplished without the efficient and dedicated services of the staff of the Finance and Accounting Department. We would like to express our appreciation to BDO, LLP, certified public accountants, for their professional service and assistance. We would also like to thank the Mayor and members of the City Council for their interest and support in planning and conducting the financial operation of the City in a responsible and progressive manner.

Respectfully submitted,

Matt Dias, City Manager	Mindy Finlinson, Finance Manager

PARK CITY MUNICIPAL CORPORATION, UTAH

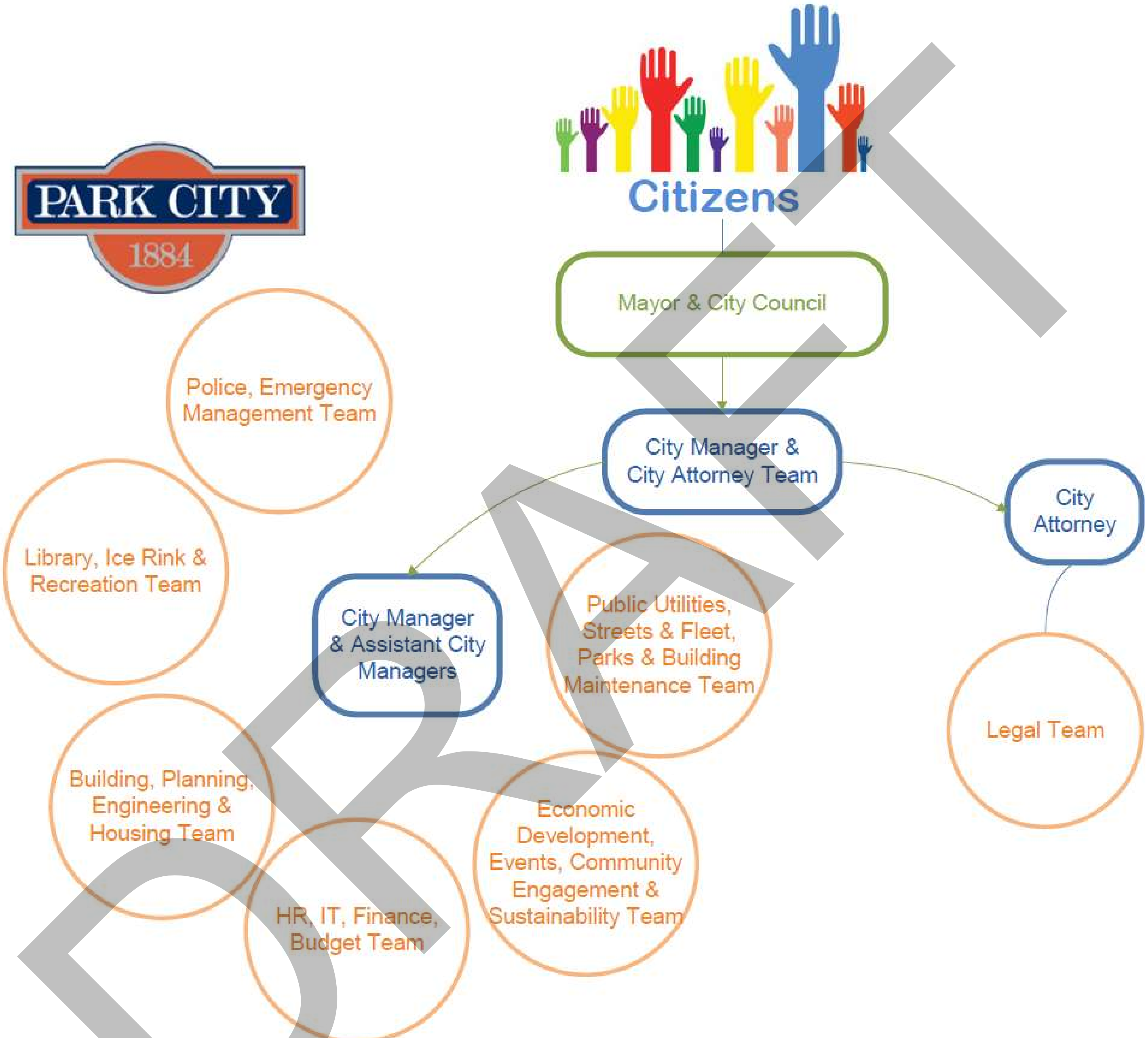
Park City Municipal Building
445 Marsac Avenue
Park City, Utah 84060

MAYOR AND CITY COUNCIL AS OF JUNE 30, 2020

Name	Term Expires
Mayor	
Andy Beerman *PO Box 1570* *Park City, Utah 84060*	January 2022
Councilors	
Max Doilney *2174 Sunrise Circle* *Park City, Utah 84060*	January 2024
Rebecca Gerber *42 Spaulding Court* *Park City, Utah 84060*	January 2024
Tim Henney *PO Box 3927* *Park City, Utah 84060*	January 2022
Steven Joyce *1776 Park Ave, Ste. 4* *Park City, Utah 84060*	January 2022
Nannette Worel *3412 Solamere Drive* *Park City, Utah 84060*	January 2024

Matt Dias, City Manager
Mark Harrington, City Attorney
Mindy Finlinson, Finance Manager

PARK CITY MUNICIPAL CORPORATION, UTAH



The above organizational structure also accurately depicts the Park City Redevelopment Agency, the Park City Municipal Building Authority, the Park City Housing Authority and the Park City Water Service District structure.

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Park City Municipal Corporation
Utah

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

June 30, 2019

Christopher P. Morrill

Executive Director/CEO

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FINANCIAL SECTION

The following narrative is presented to facilitate a better understanding of the City's financial position and results of operations for the year ended June 30, 2020. When read in conjunction with the letter of transmittal and the notes to the financial statements, the financial highlights, overview and analysis should assist the reader to gain a more complete knowledge of the City's financial performance.

FINANCIAL HIGHLIGHTS

- The City's government-wide net position (the amount by which assets and deferred outflows exceed liabilities and deferred inflows) as of June 30, 2020, was $409,122,014. Of this amount, $68,526,018 (unrestricted net position) is available to meet ongoing financial obligations.

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- The City's government-wide net position increased by $22,868,126. Of this amount, governmental activities increased by $21,402,664, and business-type activities increased by $1,465,462, a rise of 8.3 percent, and a rise of 1.1 percent, respectively, when compared to last fiscal year.

- The City's governmental funds reported a combined ending fund balance of $105,141,857, an increase of $11.3 million (14.5 percent) compared to the beginning of this year's fund balance amount. The increase in fund balance in comparison to last fiscal year is attributable to increases in committed and restricted fund balance for capital projects. Of the combined total fund balance, $7,811,877 is available for spending at the discretion of the City (unassigned fund balance).

- The General Fund is the primary operating fund of the City. The unassigned fund balance of the General Fund at June 30, 2020, totaled $7,811,877 and is 23.6 percent of the General Fund total revenues for the year and 7.4 percent of total governmental fund balance.

- The City's total bond debt had a net increase of $51,875,000 during fiscal year 2020. This represents a 28.0 percent increase over the prior fiscal year, which is attributable to the issuance of the 2020 Water Revenue Bonds and 2020 General Obligation Bonds combined with the effect of the normal reduction in principal balances from required debt service payments.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial section of this report includes four parts: 1) the independent auditors' report on financial statements and supplementary information; 2) this segment, management's discussion and analysis; 3) the basic financial statements; and 4) supplementary information. Within the basic financial statements are two distinct types of financial statements, 1) the government-wide financial statements, and 2) the fund financial statements. The notes to the financial statements are also an integral part of the basic financial statements. The City's basic financial statements are presented in accordance with Governmental Accounting Standards Board Statement No. 34

(GASB 34), *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments,* as amended.

Immediately following the notes to the financial statements, the supplementary information includes balance sheets and income statements for nonmajor governmental funds, internal service funds, as well as other budgetary information.

Government-wide Financial Statements: The government-wide financial statements provide a view of City finances as a whole, similar to a private-sector business. These statements include the Statement of Net Position and the Statement of Activities.

The **Statement of Net Position** includes all of the City's assets, liabilities, and deferred inflows and outflows of resources, with the difference reported as net position. Net position (and the related change in net position from year to year) is one of the most important financial measurements to enable understanding of the financial position of the City, and whether financial position improves or deteriorates each year. To assess the overall health of the City, additional non-financial factors such as changes in the property tax base, the condition of the City's infrastructure, etc. should be considered.

The **Statement of Activities** shows how the City's net position changed as a result of its operations during the most recent fiscal year. To understand the basis of how these numbers are determined, it is important to note that changes in net position are reported whenever an event occurs that requires a revenue or expense to be recognized, regardless of when the related cash is received or disbursed (the accrual basis of accounting). For example, most revenues are reported when the revenues are legally due, even though they may not be collected for some time after that date; and an obligation to pay a supplier is reported as an expense when the goods or services are received, even though the bill may not be paid until sometime later.

There are two distinct types of activities reflected in the government-wide statements: 1) governmental activities; and 2) business-type activities. Governmental activities are those supported primarily by taxes and intergovernmental revenues, while business-type activities are those in which all costs (or at least a significant portion of costs) are intended to be recovered through user fees and charges. The governmental activities for the City include General Government (Council, Mayor, City Attorney, Human Resources, Technical Services, Budget, Debt and Grants, Building, Economy, Community, Environment, Planning, Engineering, Finance, Quinns Recreation Complex and Non-departmental); Public Safety (Police and Communications Center); Public Works (Streets, Snow Removal, Parks, Building Maintenance); Library and Recreation. The business-type activities include Water, Stormwater, Transportation and Parking, and Golf. The Park City Municipal Building Authority, the Park City Redevelopment Agency, the Park City Housing Authority and the Park City Water Service District are chartered under Utah law as separate governmental entities. However, the government-wide financial statements include the financial statements of these entities, since the City Council is the appointed board for all four agencies, and these entities are financially accountable to the City. The government-wide financial statements can be found on pages 25-26 of this report.

Fund Financial Statements: The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues and expenditures, or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based on the purposes for which the funds are to be spent as well as by how the activities are to be controlled. The three broad categories of funds are: governmental funds, proprietary funds and fiduciary funds.

Governmental Funds – At the fund level, the focus is on changes in short-term spendable resources and the balance available to spend, rather than the long-term focus used for determining government-wide numbers. Because the focus is so different between fund statements and government-wide statements, reconciliation between the two types of statements is necessary to understand how the numbers differ. Such reconciliations are provided for the reader on pages 29 and 31. The City has four governmental type funds. These are the general fund, special revenue funds, the debt service funds and the capital projects funds. Four of these are considered major funds: General Fund, Sales Tax Revenue and Refunding Debt Service Fund, Park City General Obligation Debt Service Fund and Capital Projects Improvement Fund. The basic governmental fund financial statements can be found on pages 28-32. A summary of other funds (nonmajor funds) is combined into one "Nonmajor Governmental Funds" column. The composition of the nonmajor funds is shown in the combining statements later in the report in the supplementary information section on pages 94-104.

- The ***General Fund*** is used to account for all financial resources of the City that are not accounted for by a separate specialized fund. More specifically, the general fund is used to account for ordinary operations such as collection of tax revenues and general government expenditures. The City adopts an annual appropriated budget for the general fund. On page 32, a budgetary comparison statement has been provided for the general fund to demonstrate budgetary compliance.

- ***Special Revenue Funds*** are used to account for specific revenue sources that are restricted to expenditures for specific purposes.

- ***Debt Service Funds*** are used to account for the accumulation of resources for the payment of general obligation bonds, special assessment bonds and sales tax revenue and refunding bonds. Therefore, this fund is set up to accumulate the resources used to pay both the interest and principal on bond debt.

- ***Capital Projects Funds*** are used to account for financial resources to be used for the acquisition or construction of major capital improvements. These funds do not account for capital improvements financed by the proprietary funds.

Proprietary Funds – These funds provide the same type of information as the government-wide financial statements, only in more detail. The City uses both enterprise funds and internal service funds. The basic proprietary fund financial statements can be found on pages 34-38 of this report.

- ***Enterprise Funds*** are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The City currently operates enterprise funds for the City-owned water system, stormwater system, public transportation system (bus and trolley system) and paid parking system, and golf course.

- ***Internal Service Funds*** are used to account for the central financing of goods or services provided to various departments of the City or other governments on a cost-reimbursement basis. The City currently has two internal service funds. The Fleet Services Fund provides vehicle storage, repair and maintenance. The Self-Insurance Fund was established to allow the City to supplement its regular insurance coverage. Because both of these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements. The combining statements for internal service funds can be found on pages 106-108 of this report.

Fiduciary Funds – These funds are used for assets the City receives wherein the City has temporary custody. Custodial funds are used to account for assets held by the City as an agent for individuals, private organizations, other governments and/or other funds and do not involve measurement of results of operations (assets equal liabilities). The basic fiduciary fund financial statements can be found on pages 40-41 of this report.

Notes to the Financial Statements contain additional information important to a complete understanding of the information contained in the government-wide and fund financial statements. Notes to the financial statements are located after the basic financial statements as listed in the table of contents.

FINANCIAL ANALYSIS OF THE CITY AS A WHOLE

Park City Municipal Corporation Net Position

	Governmental Activities		Business-Type Activities		Total	
	2020	2019	2020	2019	2020	2019
Current and other assets	$ 137,339,539	$ 125,916,865 *	$ 83,635,850	$ 26,316,252	$ 220,975,389	$ 152,233,117
Capital assets	343,327,382	339,649,014 *	160,352,135	139,942,232	503,679,517	479,591,246
Total assets	480,666,921	465,565,879	243,987,985	166,258,484	724,654,906	631,824,363
Total deferred outflows of resources	2,193,872	5,204,131	1,121,542	2,230,525	3,315,414	7,434,656
Current liabilities	17,630,528	17,699,516	11,266,405	7,346,418	28,896,933	25,045,934
Noncurrent liabilities	157,846,816	170,560,166	102,540,907	32,520,498	260,387,723	203,080,664
Total liabilities	175,477,344	188,259,682	113,807,312	39,866,916	289,284,656	228,126,598
Total deferred inflows of resources	28,224,174	24,753,717	1,339,476	124,816	29,563,650	24,878,533
Net position						
Net investment in capital assets	213,716,372	198,327,763 *	117,863,860	113,503,024	331,580,232	311,830,787
Restricted	9,015,764	7,253,575	-	-	9,015,764	7,253,575
Unrestricted	56,427,139	52,175,273 *	12,098,879	14,994,253	68,526,018	67,169,526
Total net position	$ 279,159,275	$ 257,756,611	$ 129,962,739	$ 128,497,277	$ 409,122,014	$ 386,253,888

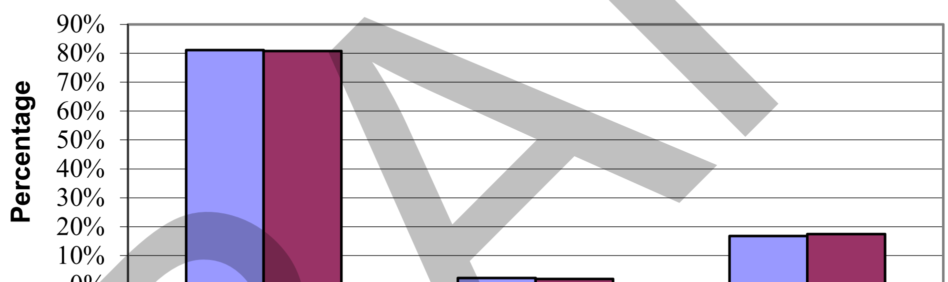
As noted earlier, net position may serve over time as a useful indicator of a government's financial position. At June 30, 2020, the City's assets and deferred outflows exceeded liabilities and deferred inflows by $409,122,014, an increase of $22.9 million from prior fiscal year. This would indicate an improved financial position in comparison to last fiscal year. At June 30, 2020, approximately 81.05 percent of these amounts are represented by the investment in capital assets, less debt still outstanding relating to acquisition of those assets (see subsections explaining capital assets and debt below). Due to the nature of these assets (long-term assets which are not readily convertible to liquid assets) they are not considered to be available for spending or appropriation. Although the City's investment in capital assets is reported net of related debt, it should be understood that the repayment of this debt does not come from the capital assets themselves, but comes from other resources. The increase in the City's net investment in capital assets of $19.7 million was primarily due to ongoing construction of Three Kings water treatment plant, Quinn's Junction water treatment plant and SR-248 transmission lines and routine acquisitions of capital assets combined with repayments of the related debt and depreciation expense. The City also completed the construction of the SR-248 pedestrian tunnel, the Golf Maintenance Building, and city-owned affordable housing.

Restricted net position of $9,015,764 at June 30, 2020 represents resources that are subject to external restrictions on how they may be used. The increase in restricted net position of $1.8 million from prior fiscal year reflects an increase in the amount restricted for capital projects.

The other sub-classification of net position is unrestricted. The unrestricted balance of 68,526,018 at June 30, 2020 denotes that this amount may be used to meet general, on-going financial obligations without constraints established by debt covenants or other legal requirements. Unrestricted net position increased $1.4 million from last fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

The following graph depicts the percentage of restricted and unrestricted net position as discussed above.

Net Position Percentage
June 30, 2020 and 2019*



	Net investment in capital assets	Restricted	Unrestricted
FY 2020	81.05%	2.20%	16.75%
FY 2019	80.73%	1.88%	17.39%

*Restatement of fiscal year 2019 is the result of a prior period adjustment. See Note R for more detail.

Park City Municipal Corporation Changes in Net Position

	Governmental Activities		Business-Type Activities		Total	
	2020	2019	2020	2019	2020	2019
Revenues						
Program Revenues						
Charges for services	$ 8,948,665	$ 6,980,203	$ 29,418,875	$ 32,424,047	$ 38,367,540	$ 39,404,250
Operating grants and contributions	344,543	195,542	5,586,097	-	5,930,640	195,542
Capital grants and contributions	4,636,167	1,608,966	2,286,289	6,524,981	6,922,456	8,133,947
General Revenues						
Property Tax	26,727,020	21,536,339	-	-	26,727,020	21,536,339
Other Taxes	26,011,383	26,375,591	7,560,305	6,128,331	33,571,688	32,503,922
Investment earnings	2,041,844	2,297,088	243,778	581,900	2,285,622	2,878,988
Other	3,007,577	3,038,069	572,053	(247,123)	3,579,630	2,790,946
Total revenues	71,717,199	62,031,798	45,667,397	45,412,136	117,384,596	107,443,934
Expenses						
General government	22,198,830	23,755,044	-	-	22,198,830	23,755,044
Public safety	7,438,463	6,747,797	-	-	7,438,463	6,747,797
Public works	6,794,406	6,929,871	-	-	6,794,406	6,929,871
Library and recreation	5,556,544	5,729,844	-	-	5,556,544	5,729,844
Interest on long-term debt	9,041,292	3,558,591	-	-	9,041,292	3,558,591
Golf course	-	-	1,578,559	1,488,121	1,578,559	1,488,121
Stormwater	-	-	1,276,945	1,470,837	1,276,945	1,470,837
Transportation and parking	-	-	23,485,955	22,521,490	23,485,955	22,521,490
Water	-	-	17,145,476	13,578,235	17,145,476	13,578,235
Total expenses	51,029,535	46,721,147	43,486,935	39,058,683	94,516,470	85,779,830
Increase in net position before transfers	20,687,664	15,310,651	2,180,462	6,353,453	22,868,126	21,664,104
Transfers	715,000	715,000	(715,000)	(715,000)	-	-
Increase in net position	21,402,664	16,025,651	1,465,462	5,638,453	22,868,126	21,664,104
Net position beginning	257,756,611	241,730,960	128,497,277	122,858,824	386,253,888	364,589,784
Net position ending	$ 279,159,275	$ 257,756,611	$ 129,962,739	$ 128,497,277	$ 409,122,014	$ 386,253,888

The City's overall net position increased $22,686,126 from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

Net position from governmental activities increased $21,402,664 in fiscal year 2020 for an ending balance of $279,159,275. The current year increase is due, in part, to a $5.2 million increase from the prior fiscal year in property taxes which falls in line with the City's growth in the real estate market as mentioned in the proceeding transmittal letter. Additionally, capital grants and contributions increased $3.0 million. Expenses for governmental activities increased $4.3 million. The reasons for this increase are discussed in the following section for governmental activities.

Net position from business-type activities increased $1,465,462 in fiscal year 2020 for an ending balance of $129,962,739. The current year increase is due, in part, to a $1.4 million increase in sales tax revenue. Additionally, operating grants and contributions increased $5.6 million. Expenses for business-type activities increased $4.4 million. The reasons for this increase are discussed in the following section for business-type activities.

Revenues – For the year ended June 30, 2020, the City's government-wide total revenues are 117,384,596, an increase of $10.0 million from prior fiscal year's revenue of $107,443,934.

Key elements of this change were as follows:

- Of the City's total revenues, approximately 51.4 percent resulted from taxes, of which the majority was from property and resort taxes as shown in the following table:

Government-wide Tax Revenues

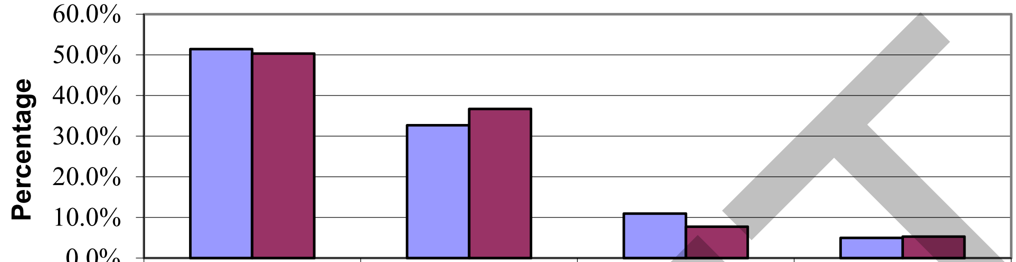
	2020	2019
Property tax, levied for general purposes	$ 17,445,636	$ 15,499,965
Property tax, levied for debt service	9,281,384	6,036,374
General sales and use tax	13,949,845	12,532,041
Franchise tax	3,161,759	3,230,881
Resort tax	16,460,084	16,741,000
Total	$ 60,298,708	$ 54,040,261

- Charges for services decreased $1.0 million from prior fiscal year and represented 32.7 percent of total revenues. The $1.0 million decrease was due, in part, to a decrease in transit and parking revenues. As part of the effort to support main street businesses during the pandemic, the City placed a moratorium on parking fees beginning in March 2020. This moratorium was still in place at year-end.

- Operating and capital contributions and grants increased $4.5 million from prior fiscal year and represented 10.9 percent of total revenues. The $4.5 million increase was due, in part, to an increase in intergovernmental contributions and CARES Act funding from the federal government.

- Investment and other income, which is a combination of interest earnings and changes in the fair value of investments, and other miscellaneous income sources increased $0.2 million from the prior fiscal year and represented 5.0 percent of total revenues. In 2019, the City had a loss on sale of $0.7 million. No such activity occurred in fiscal year 2020. Additionally, investment income was down in the current year as interest rates steadily decreased.

Government-Wide Revenues by Source
June 30, 2020 and 2019



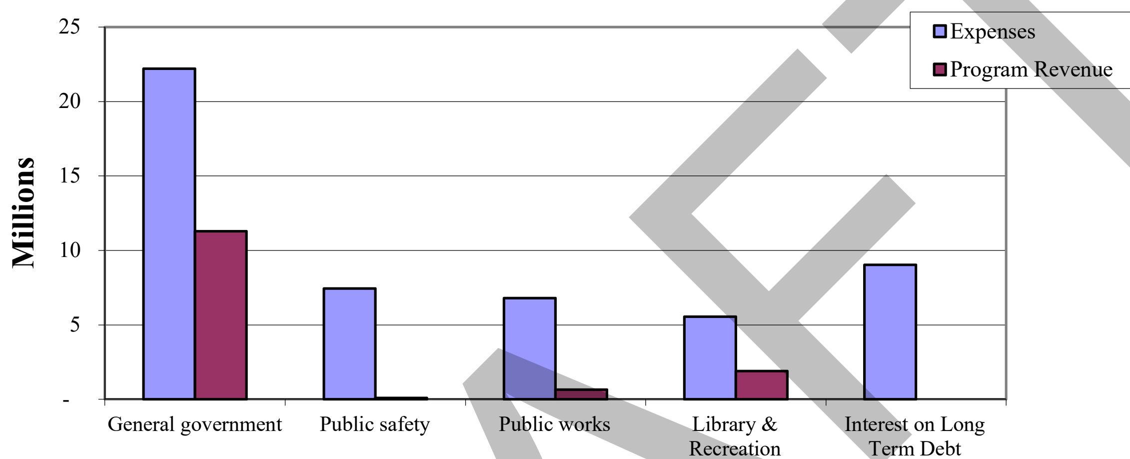
	Taxes	Charges for Services	Federal & State Grants	Investment Income & Other Misc
FY 2020	51.4%	32.7%	10.9%	5.0%
FY 2019	50.3%	36.7%	7.8%	5.3%

Expenses – The City's government-wide total expenses cover a range of services. For the year ended June 30, 2020, the City's total expenses were $94,516,470 compared to the prior fiscal year of $85,779,830. Of the $8.7 million increase, governmental activities expenses increased $4.3 million, primarily due to the additional debt service payments for the 2019 Sales Tax Revenue and General Obligation Bonds which began in the current year. Additionally, public safety, public works and library and recreation remained relatively unchanged from prior fiscal year. Business-type activities increased $4.4 million, primarily due to an increase in current year debt issuance costs for the 2020 Water Revenue Bond and an increase in noncapitalizable expenses. Additionally, transportation and parking payroll expenses increased $0.5 million. Total expenses for Golf Course Fund and Storm Water Fund remained relatively unchanged from prior fiscal year.

Governmental Activities:

As shown in the chart and table below, revenues generated by the City's programs are not sufficient to cover the costs. The City relies on property taxes, sales taxes, investment income and other general revenues to cover the costs associated with the various programs.

Governmental Activities Program Revenue and Expenses



Park City Municipal Corporation Costs of Government Activities

	Total Cost of Services		Net Cost of Services	
	2020	2019	2020	2019
General government	$ 22,198,830	$ 23,755,044	$ 10,901,126	$ 16,996,608
Public safety	7,438,463	6,747,797	7,351,939	6,531,558
Public works	6,794,406	6,929,871	6,144,127	6,442,760
Library and recreation	5,556,544	5,729,844	3,661,676	4,406,919
Interest on long term debt	9,041,292	3,558,591	9,041,292	3,558,591
Total	$ 51,029,535	$ 46,721,147	$ 37,100,160	$ 37,936,436

The City's governmental activities increased net position by $21.4 million. Key elements of this increase were as follows:

Revenue Highlights:

- Taxes comprise the largest source of revenue for the City's governmental activities: $52,738,403 or 73.5 percent in fiscal year 2020 of total revenues, an increase of $4.8 million from prior fiscal year. This increase is almost exclusively related to an increase in property tax revenues. Of total taxes, real property taxes are $26,727,020 or 50.7 percent in fiscal year 2020.

- Charges for services were $8,948,665 and represented 12.5 percent of total governmental activities revenues in fiscal year 2020. Despite revenue for services such as ice facilities and recreation activities decreasing because of the county health orders to shut down for a period of time, the City's revenue from general government activities increased $2.0 million primarily due to an increase in licensing and permit fees.

- Grant and contribution revenues were $4,980,710, representing 6.9 percent of total governmental activities revenue in fiscal year 2020, and an increase of $3.2 million from prior fiscal year. The increase was the result of a $3.2 million increase in intergovernmental revenue related to regional transit projects.

Expense Highlights:

- General government expenses were $22,198,830 in fiscal year 2020, representing 43.5 percent of total governmental expense and a decrease of $1.6 million from prior fiscal year. The decrease is due, in part, to recession planning budget cuts. All departments were asked to reduce budgets in the current fiscal year in response to the pandemic. General government includes City Council, Mayor, City Attorney, Human Resources, Technical and Customer Services, Budget, Debt and Grants, Building, Economy, Community and Environment, Planning, Engineering, Finance, Quinns Recreation Complex, Lower Park Avenue Redevelopment Agency, Main Street Redevelopment Agency, and Non-departmental.

- Public Safety expenses were $7,438,463 in fiscal year 2020, representing 14.6 percent of total governmental expense. Public Safety expenses were consistent from prior fiscal year.

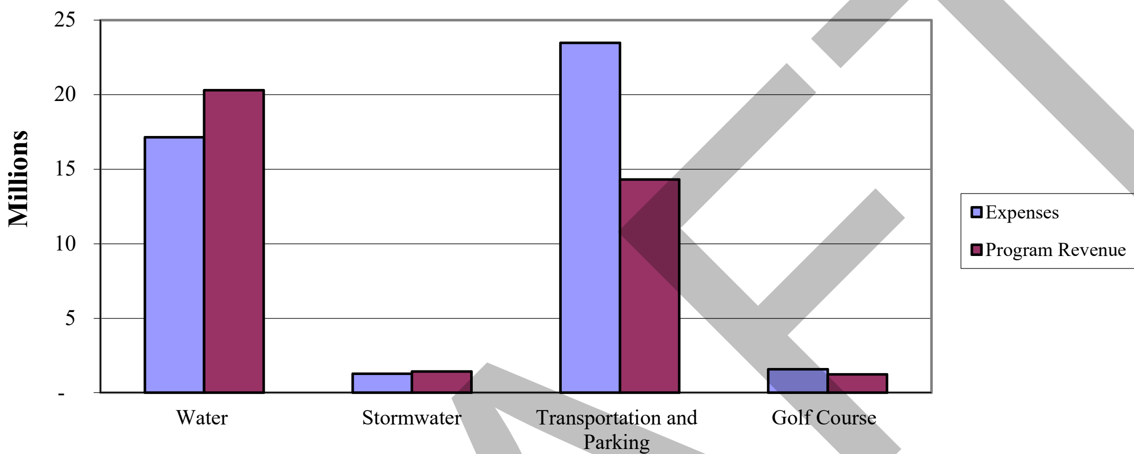
- Public Works expenses were 6,794,406 in fiscal year 2020, representing 13.3 percent of total governmental expense. Public Works expenses were consistent from prior fiscal year.

- Library and Recreation expenses were $5,556,544 in fiscal year 2020, representing 1.1 percent of total governmental expenses. Library and Recreation expenses were consistent from prior fiscal year.

Business-type Activities:

As show in the chart and table below program revenues generated by both the Stormwater and Water funds are sufficient to cover the costs of service. For the Golf Course and Transportation and Parking funds, the funds rely on miscellaneous revenues and contributions and fund balances to cover the service costs.

Business-Type Funds Program Revenues and Expenses



Park City Municipal Corporation Costs of Business-Type Activities

	Total Cost of Services		Net Cost of Services	
	2020	2019	2020	2019
Golf Course Fund	$ 1,578,559	$ 1,488,121	$ 346,038	$ 296,838
Stormwater Fund	1,276,945	1,470,837	(160,572)	(101,207)
Transportation and Parking Fund	23,485,955	22,521,490	9,180,300	7,031,331
Water Fund	17,145,476	13,578,235	(3,170,092)	(7,117,307)
Total	$ 43,486,935	$ 39,058,683	$ 6,195,674	$ 109,655

The City's business-type activities increased net position by $1.5 million. Key elements of this increase were as follows:

Revenue Highlights:

- Charges for services for business-type activities were $29,418,875, representing 64.4 percent of total business-type revenue, a decrease of $3.0 million from prior fiscal year. A significant portion of the decrease is related to transit revenues for bus services provided throughout the greater Park City area. During the year, the City dramatically reduced bus routes in Park City and throughout the County. The reduction in service impacted the amount of revenues charged for services. Additionally, the City placed a moratorium on parking fees beginning in March 2020.

- Operating and capital grants and contributions were $7,872,386 representing 17.2 percent of total business-type revenue, an increase of approximately $1.3 million from prior fiscal year. The net increase is primarily due to $5.6 million in operating grants received from FTA CARES grant money passed through UDOT, offset by a decrease in capital grants due to decreased capital asset purchases in fiscal year 2020.

- Combined general sales and use tax and transit resort tax were $7,560,305, representing 16.6 percent of total business-type revenue, an increase of approximately $1.4 million from prior fiscal year. The increase is due, in part, to the addition of a new transit tax which the City began collecting in July 2019.

Expense Highlights:

- Water Fund expenses for supplies, maintenance and services increased by $2.7 million from prior fiscal year. The increase is due to noncapitalizable expenses related to a regional water agreement. The City entered into an agreement to pay for a portion of the construction costs but does not have ownership of the assets.

- Salaries and benefits expense increased by $0.6 million in the Transportation Fund. The majority of the increase was due to overtime wages. The City was unable to staff the department at full capacity which required a significant increase in overtime hours.

As show in the table below program revenues generated by both the Stormwater and Water funds are sufficient to cover the costs of service. For the Golf Course and Transportation and Parking funds, the City relies on respective fund balances to cover the service costs.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

Governmental Funds: The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of resources available for appropriation. Such information is useful in assessing the City's financing requirements. GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions,* establishes criteria for classifying fund balances into specifically defined classifications and clarifies definitions for governmental funds. GASB Statement No. 54 requires that the fund balances be classified into categories based upon the type of restrictions imposed on the use of funds. The City classified fund balances into the following five categories: nonspendable, restricted, committed, assigned and unassigned. In particular, unassigned fund balance is a useful measure of the City's net resources available for spending at the end of the fiscal year. More detailed information about GASB Statement No. 54 is presented in Note A, Section 5, on page 48.

As of June 30, 2020, the aggregate fund balance of the City's governmental funds was $105,141,857, an increase of $11.3 million in comparison with the fiscal year ended June 30, 2019. In fiscal year 2020, $7,811,877 or 7.4 percent of this amount is in unassigned fund balance. Unassigned fund balance category is available for appropriation by the City Council at their discretion.

Nonspendable fund balance includes amounts that cannot be spent because they are either not in spendable form or legally or contractually required to remain intact. Nonspendable fund balance is $88,586 in fiscal year 2020, a decrease of $0.5 million from prior fiscal year.

Restricted fund balance has externally enforceable limitations on use and is not available for new spending. Restricted fund balance is $34,327,739 in fiscal year 2020, an increase of $1.9 million from prior fiscal year. Restricted capital improvement funds will be used to pay for several large dollar construction projects in future fiscal years.

The remainder of the fund balance of $62,913,655 is committed. Of the total committed fund balance, $58,162,066 is committed to capital projects, $2,429,496 is committed to debt service and $2,322,093 is committed to economic development.

The **General Fund** is the principal operating fund of the City. Utah State code establishes a 5.0 percent minimum ($1,588,262) and a 25.0 percent maximum ($7,941,308) limit to the amount that may be accumulated as the fund balance in the General Fund. As of June 30, 2020 the unassigned fund balance of the General Fund was $7,811,877 and was $129,431 below the 25.0 percent limit. The unassigned fund balance decreased by $893,542 in 2020.

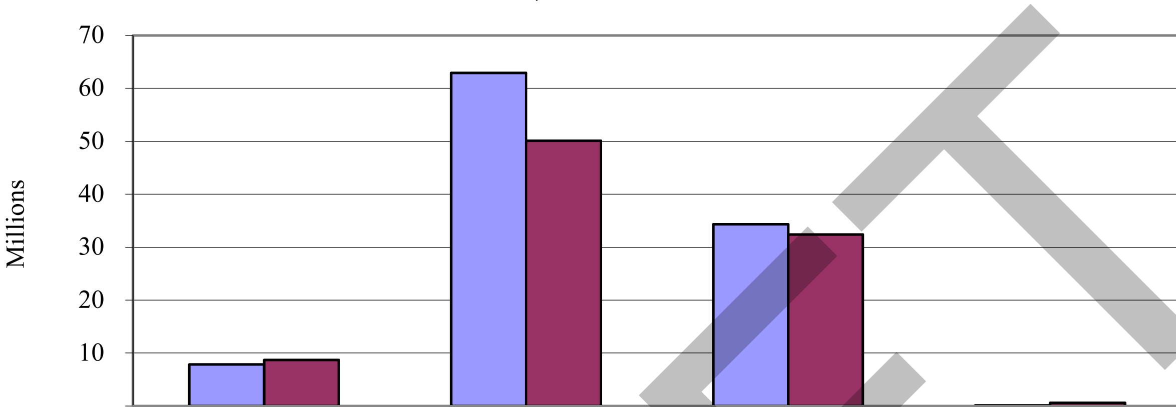
As of June 30, 2020, the restricted fund balance in the **Capital Improvements Fund** was $8,956,824 and the committed fund balance was $52,926,956, an increase of $1.8 million and $12.4 million, respectively. The increase in committed fund balances resulted from a significant increase in debt issuance offset by capital outlay. Additionally, the City transferred $7.0 million to the capital improvements fund from the general fund in order to stay under the 25% statutory maximum as mentioned in the preceding paragraph.

As of June 30, 2020, the restricted fund balance in the **Sales Tax Revenue and Refunding Bonds Debt Service Fund** was $25,299,223 and the committed fund balance was $839,969, an increase of $0.2 million in each fund from prior fiscal year. The fund balances remained constant from prior fiscal year.

As of June 30, 2020, the restricted fund balance in the **General Obligation Debt Service Fund** was $12,752 and the committed fund balance was $1,589,527. The fund balances remained constant from prior fiscal year.

ANALYSIS OF INDIVIDUAL FUNDS

General Fund Components of Fund Balance
June 30, 2020 and 2019



	Unassigned	Committed	Restricted	Nonspendable
FY 2020	7,811,877	62,913,655	34,327,739	88,586
FY 2019	8,705,419	50,102,572	32,411,205	580,347

Proprietary Funds: The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Net position of the City's enterprise funds totaled $129,983,257 at June 30, 2020, as compared to $128,413,548 at the end of fiscal year 2019. Net position at the end of fiscal year 2020 and 2019 for each of these funds were:

Park City Municipal Corporation Proprietary Funds

	Fund Balances		Change
	2020	**2019**	
Water	$ 70,959,443	$ 68,359,651	$ 2,599,792
Stormwater	8,890,568	8,550,597	339,971
Transportation and parking	47,280,460	48,611,174	(1,330,714)
Golf course	2,852,786	2,892,126	(39,340)
Total	$ 129,983,257	$ 128,413,548	$ 1,569,709

The net increase in net position from the prior fiscal year was $1.6 million as compared to an increase of $5.7 million in fiscal year 2019. Operating revenues decreased $2.9 million as compared to an increase of $2.2 million in fiscal year 2019. The Transportation and Parking Fund operating revenues decreased $2.8 million attributable to decreases in parking meter revenues (caused by the moratorium on parking fees) and a decrease in regional transit revenue. The Water, Stormwater and Golf Fund operating revenues remained relatively flat.

Water Fund net investment in capital assets increased by $7.0 million, and unrestricted net position decreased by $4.4 million resulting in a net increase of total net position of approximately $2.6 million. The increase in net investment in capital assets was due to the net of acquisition of capital assets related to ongoing water treatment plant construction, repayment of related debt, and depreciation expense.

Stormwater Fund net investment in capital assets remained constant from prior fiscal year, and unrestricted net position increased by $0.3 million. The increase was due to a decrease in salaries and benefits during the current year.

Transportation and Parking Fund net investment in capital assets decreased by $2.5 million and unrestricted net position increased by $1.2 million resulting in a net decrease of total net position of approximately $1.3 million. The decrease was in net in capital assets was due to current year depreciation expense. The increase in unrestricted net position was due, in part, to an increase in current year federal operating grants.

Golf Fund net investment in capital assets and unrestricted net position remained constant from prior fiscal year.

GENERAL FUND BUDGETARY HIGHLIGHTS

Park City budgets for full-time regular positions at the maximum wage each position could earn for a full 40 hours per week for 52 weeks. However, due to vacant positions and some employees being paid below the maximum allowed for a position, at any given time during the year, the City spends approximately 7.0 percent less than is budgeted for personnel. This is referred to as the vacancy factor. The majority of the adjustments in the budget this fiscal year were due to the vacancy factor.

Differences between the original budget and the final amended budget for expenditures of $631,019 (net increase) can be briefly summarized as follows:

- $0.76 million increase in appropriations for general government was due to city council and emergency contingencies, community center, street maintenance and vacancy factor allocations.

- $0.18 million decrease internal services for vehicle maintenance.

Total actual expenditures came in $1,952,277 below the final budget. All departments remained within their legal spending authority. The differences between actual and the final budget can be briefly summarized as follows:

- The final budget was $0.8 million more than the actual expenditures in general government which can be attributed to salaries and benefits.

- The final budget in public safety was $0.1 million more than actual expenditures which can be primarily attributed to the purchase of police equipment.

- The final budget was $0.8 million more than actual expenditures in public works. The variance is attributable, in large part, to salaries and benefits.

- The final budget was $0.2 million more than actual expenditures in library and recreation. The variance is attributable, in part, to expenditures related to tennis contracts.

Actual revenues of $33,035,069 were $0.9 million less than the budgeted revenues of $33,941,516. See Note L-Budget Reconciliation on page 83 of this report.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets: The City's investment in capital assets for its governmental and business-type activities totaled $503,679,517 (net of $229,927,313 accumulated depreciation) at June 30, 2020, as compared to $479,591,246 (net of $218,113,370 accumulated depreciation) at June 30, 2019. This investment in capital assets includes land and water rights, buildings, improvements other than buildings, vehicles and equipment, art, intangibles, infrastructure and construction in progress.

Major capital asset additions during the year ended June 30, 2020 included:

Governmental Activities:

- $5.5 million for Woodside affordable housing projects
- $1.8 million for fleet vehicles
- $1.8 million for Public Works renovations
- $3.2 million for SR-248 pedestrian tunnel

Business-type Activities:

- $9.4 million for 3 Kings Water Treatment Plant
- $1.0 million for 3 Kings offsite improvements
- $3.6 million for Quinn's Junction Water Treatment Plant upgrades
- $3.3 million for SR-248 transmission lines
- $1.5 million for water service improvements
- $3.2 million for Golf Maintenance Building
- $1.1 million for Deer Crest Pump Station

Park City Municipal Corporation Capital Assets (net of depreciation/amortization)

	Governmental Activities		Business-Type Activities		Total	
	2020	2019*	2020	2019	2020	2019
Land and water rights	$243,725,614	$242,115,989	$ 22,337,188	$ 22,245,188	$266,062,802	$264,361,177
Infrastructure	116,996,680	116,443,145	-	-	116,996,680	116,443,145
Buildings	50,511,492	47,313,997	26,241,328	26,241,328	76,752,820	73,555,325
Art	808,389	780,119	109,214	109,214	917,603	889,333
Improvements other than buildings	41,776,647	41,681,469	114,679,866	112,582,307	156,456,513	154,263,776
Vehicles and equipment	15,724,693	14,368,486	36,779,690	36,891,590	52,504,383	51,260,076
Construction in progress	12,022,653	10,273,993	39,504,678	17,743,555	51,527,331	28,017,548
Intangibles	8,921,259	8,827,781	86,455	86,455	9,007,714	8,914,236
Right to use asset	-	-	3,380,984	-	3,380,984	-
Accumulated depreciation	(147,160,045)	(142,155,965)	(82,767,268)	(75,957,405)	(229,927,313)	(218,113,370)
Total Assets	$343,327,382	$339,649,014	$160,352,135	$139,942,232	$503,679,517	$479,591,246

*Fiscal Year 2019 restated, see Note R.

Additional information on the City's capital assets can be found in Note D-Capital Assets on pages 57-58 of this report.

Long-term Debt: At June 30, 2020, the City had $266,546,061 in long-term debt, an increase of 31.9 percent from fiscal year 2019. Of this amount, $89,738,177 is considered to be general obligation debt and backed by the full faith and credit of the City. Debt that is secured solely by specific revenue sources is $173,626,899. Additionally, as discussed in Note E, during the current year, the City entered into a contract payable for $3,180,985.

The City's general obligation bonds, including the recent 2020 Series Bond, were assigned a rating by Moody's of Aaa, and confirmed at AA+ by Standard and Poor's and AA+ by Fitch. Standard and Poor's has assigned a rating of AA- to the most recent Series 2015, 2017 and 2019 Sales Tax Revenue Bonds. The City's 2013, 2014 and 2020 Water Revenue Bonds are rated Aa2 by Moody's and AA by Standard and Poor's. The City's long-term debt for the fiscal years 2020 and 2019 were as follows:

Park City Municipal Corporation Outstanding Debt

	Governmental Activities		Business-Type Activities		Total	
	2020	2019	2020	2019	2020	2019
General obligation bonds	$ 89,738,177	$ 91,632,655	$ -	$ -	$ 89,738,177	$ 91,632,655
Revenue bonds	73,389,583	78,605,090	100,237,316	31,906,489	173,626,899	110,511,579
Contract payable	-	-	3,180,985	-	3,180,985	-
Total debt	$ 163,127,760	$ 170,237,745	$ 103,418,301	$ 31,906,489	$ 266,546,061	$ 202,144,234

The State of Utah mandates a general obligation debt limit of 4.0 percent of total assessed value of $10,103,552,000. The current limitation for the City is $404,142,080 which is significantly in excess of the City's outstanding general obligation debt. The City's net debt subject to this limitation was $79,915,000 or 0.8 percent of total assessed value, leaving the amount available for future indebtedness at $324,227,080. See Schedule 17 on page 129 of this report.

More detailed information about the City's long-term liabilities is presented in Note E-Long-term Obligations on pages 59-70 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

- The unemployment rate for Summit County (of which Park City is the largest city) was 9.8 percent compared with the State unemployment rate of 5.3 percent, and a national rate of 11.1 percent. This compares with a rate of 2.7 percent for Summit County in 2019. (Sources: Utah Dept. of Workforce Services and Bureau of Labor Statistics)

- The fiscal year 2021 City budget does not include a property tax increase. The City Council recently adopted the certified tax rate for the General Fund. In accordance with Utah Statutes, the certified tax rate is intended to generate the same amount of property tax revenue as was received the prior fiscal year plus revenue for "new growth" occurring in the City. All other revenue sources have been estimated on a conservative basis using a multi-year trend analysis and assuming significant changes in the local economy due to ongoing COVID-19 impacts. The City's approach to budgeting includes preparation of a five-year capital plan. The long-term nature of the City's financial planning system allows decision makers to better understand the true effect of policy decisions. One of the most powerful aspects of the multi-year financial planning is its capability to recognize trends over time and begin at an early point to consider the necessary steps to alter the long-term forecasted position of the City.

- The rates and fees for most services remained constant for fiscal year 2021 compared with the prior fiscal year. The most significant changes in rates were in the Water and Stormwater Funds. In the Water Fund the water base rate was increased 3.0 percent, a 10.0 percent increase to the irrigation base rate. The energy surcharge remained flat at $0.55 per 1,000 gallons from prior fiscal year. In the Stormwater Fund the Equivalent Surface Unit (ESU) charge increased 3.0 percent, a $0.19 increase. The City anticipates rate increases each year over the next several years in order to provide adequate working capital necessary to maintain the water and stormwater systems.

Contacting City Management

This financial report is designed to give its readers a general overview of the City's finances. Questions regarding any information contained in this report or requests for additional financial information should be addressed to Park City Municipal Corporation, Finance and Accounting Department at P.O. Box 1480, Park City, Utah 84060-1480.

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BASIC FINANCIAL STATEMENTS

Park City Municipal Corporation
Statement of Net Position
June 30, 2020

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Current assets:			
Cash, cash equivalents and investments	$ 71,351,571	$ 19,792,362	$ 91,143,933
Restricted cash and cash equivalents, fiscal agent	25,411,975	46,517,530	71,929,505
Restricted cash, cash equivalents and investments, other	10,856,824	-	10,856,824
Taxes	27,921,066	560,910	28,481,976
Accounts	1,228,544	14,684,825	15,913,369
Notes	250,225	-	250,225
Inventories	237,537	698,146	935,683
Prepaids	24,011	626,054	650,065
Internal balances	44,625	(44,625)	-
Total current assets	137,326,378	82,835,202	220,161,580
Noncurrent assets:			
Notes	13,161	-	13,161
Prepaids	-	800,648	800,648
Land and water rights	243,725,614	22,337,188	266,062,802
Construction in progress	12,022,654	39,504,678	51,527,332
Art	808,389	109,214	917,603
Right to use asset	-	3,338,722	3,338,722
Buildings	32,950,974	17,647,270	50,598,244
Improvements other than buildings	17,740,655	59,849,868	77,590,523
Vehicles and equipment	5,956,316	17,549,267	23,505,583
Infrastructure	21,566,939	-	21,566,939
Intangibles	8,555,841	15,928	8,571,769
Total noncurrent assets	343,340,543	161,152,783	504,493,326
Total assets	480,666,921	243,987,985	724,654,906
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources related to pensions	2,193,872	1,121,542	3,315,414
Total deferred outflows of resources	2,193,872	1,121,542	3,315,414
Total assets and deferred outflows of resources	482,860,793	245,109,527	727,970,320
LIABILITIES			
Current liabilities:			
Accounts payable	2,079,606	4,913,093	6,992,699
Accrued liabilities	3,960,912	3,249,636	7,210,548
Compensated absences	705,010	287,365	992,375
Contract payable	-	141,311	141,311
General obligation bonds	6,030,000	-	6,030,000
Revenue bonds	4,855,000	2,675,000	7,530,000
Total current liabilities	17,630,528	11,266,405	28,896,933
Noncurrent liabilities:			
Compensated absences	243,191	125,597	368,788
Contract payable	-	3,039,674	3,039,674
General obligation bonds	83,708,177	-	83,708,177
Revenue bonds	68,534,583	97,562,316	166,096,899
Net pension liability	5,360,865	1,813,320	7,174,185
Total noncurrent liabilities	157,846,816	102,540,907	260,387,723
Total liabilities	175,477,344	113,807,312	289,284,656
DEFERRED INFLOWS OF RESOURCES			
Property taxes	24,703,651	-	24,703,651
Deferred gain on refunding	437,699	266,960	704,659
Deferred inflows of resources related to pensions	3,082,824	1,072,516	4,155,340
Total deferred inflows of resources	28,224,174	1,339,476	29,563,650
Total liabilities and deferred inflows of resources	203,701,518	115,146,788	318,848,306
NET POSITION			
Net investment in capital assets	213,716,372	117,863,860	331,580,232
Restricted for:			
Capital Projects	8,956,824	-	8,956,824
Other	58,940	-	58,940
Unrestricted	56,427,139	12,098,879	68,526,018
Total net position	$ 279,159,275	$ 129,962,739	$ 409,122,014

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Activities
For the Year Ended June 30, 2020

		Program Revenues			Net (Expense) Revenue and Changes in Net Position — Primary Government		
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental activities:							
General government	$ 22,198,830	$ 7,004,032	$ 250,198	$ 4,043,474	$ (10,901,126)	$ -	$ (10,901,126)
Public safety	7,438,463	-	86,524	-	(7,351,939)	-	(7,351,939)
Public works	6,794,406	113,087	-	537,192	(6,144,127)	-	(6,144,127)
Library and recreation	5,556,544	1,831,546	7,821	55,501	(3,661,676)	-	(3,661,676)
Interest on long-term debt	9,041,292	-	-	-	(9,041,292)	-	(9,041,292)
Total governmental activities	51,029,535	8,948,665	344,543	4,636,167	(37,100,160)	-	(37,100,160)
Business-type activities:							
Golf Course Fund	1,578,559	1,232,521	-	-	-	(346,038)	(346,038)
Stormwater Fund	1,276,945	1,437,517	-	-	-	160,572	160,572
Transportation and Parking Fund	23,485,955	8,210,423	5,586,097	509,135	-	(9,180,300)	(9,180,300)
Water Fund	17,145,476	18,538,414	-	1,777,154	-	3,170,092	3,170,092
Total business-type activities	43,486,935	29,418,875	5,586,097	2,286,289	-	(6,195,674)	(6,195,674)
Total primary government	$ 94,516,470	$ 38,367,540	$ 5,930,640	$ 6,922,456	(37,100,160)	(6,195,674)	(43,295,834)
General revenues:							
Property tax, levied for general purposes					17,445,636	-	17,445,636
Property tax, levied for debt service					9,281,384	-	9,281,384
General sales and use tax					6,389,540	7,560,305	13,949,845
Franchise tax					3,161,759	-	3,161,759
Resort tax					16,460,084	-	16,460,084
Investment earnings					2,041,844	243,778	2,285,622
Miscellaneous					2,938,083	562,355	3,500,438
Gain on sale of capital assets					69,494	9,698	79,192
Transfers					715,000	(715,000)	-
Total general revenues, special items, and transfers					58,502,824	7,661,136	66,163,960
Change in net position					21,402,664	1,465,462	22,868,126
Net position - beginning					257,756,611	128,497,277	386,253,888
Net position - ending					$ 279,159,275	$ 129,962,739	$ 409,122,014

The notes to the financial statements are an integral part of this statement.

GOVERNMENTAL FUNDS

<u>**Major Funds**</u>

General Fund - Accounts for all activities not accounted for by other funds of the City. The General Fund accounts for the normal recurring activities of the City, (*i.e*., police, public works, library, recreation, general government, *etc*.). The principal sources of revenue for this fund are property taxes, sales and use taxes and franchise taxes.

Debt Service - Sales Tax Revenue and Refunding Bond Fund - Accounts for the accumulation of money for the repayment of the 2014A and B, 2015, 2017 and 2019 Sales Tax Revenue and Refunding Bonds.

Debt Service - Park City General Obligation Bond Fund - Accounts for the accumulation of money for the repayment of 2013A, 2017, 2019 and 2020 General Obligation Bonds. The principal source of revenue is property tax.

Capital Projects - Capital Improvements Fund - Accounts for the acquisition or construction of major capital projects not accounted for in the proprietary funds. The Capital Improvements Fund is used to account for capital projects of the City's general government.

Park City Municipal Corporation
Balance Sheet
Governmental Funds
June 30, 2020

	General Fund	Capital Improvements Fund	Sales Tax Revenue and Refunding Bonds Debt Service Fund	General Obligation Debt Service Fund	Total Nonmajor Funds	Total Governmental Funds
ASSETS						
Cash, cash equivalents and investments	$ 7,557,075	$ 50,764,080	$ 839,969	$ 1,590,027	$ 7,709,678	$ 68,460,829
Restricted cash, cash equivalents and investments, fiscal agent	-	100,000	25,299,223	12,752	-	25,411,975
Restricted cash, cash equivalents and investments, other	-	10,856,824	-	-	-	10,856,824
Taxes	11,937,762	484,816	-	9,518,281	4,900,753	26,841,612
Accounts	112,084	1,016,634	-	-	525	1,129,243
Notes	-	263,386	-	-	-	263,386
Interfund loan	24,107	-	-	-	-	24,107
Other assets	40,468	-	-	-	-	40,468
Prepaids	24,011	-	-	-	-	24,011
Total assets	$ 19,695,507	$ 63,485,740	$ 26,139,192	$ 11,121,060	$ 12,610,956	$ 133,052,455
LIABILITIES						
Accounts payable	$ 719,159	$ 781,050	$ -	$ 500	$ 172,145	$ 1,672,854
Accrued liabilities	689,076	557,524	-	-	-	1,246,600
Total liabilities	1,408,235	1,338,574	-	500	172,145	2,919,454
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue-property tax	10,303,762	-	-	9,518,281	4,881,608	24,703,651
Unavailable revenue-notes	24,107	263,386	-	-	-	287,493
Total deferred inflow of resources	10,327,869	263,386	-	9,518,281	4,881,608	24,991,144
Total liabilities and deferred inflows of resources	11,736,104	1,601,960	-	9,518,781	5,053,753	27,910,598
FUND BALANCES						
Nonspendable						
Deposits	24,011	-	-	-	-	24,011
Interfund loan	24,107	-	-	-	-	24,107
Inventory	40,468	-	-	-	-	40,468
Restricted						
Capital projects	-	8,956,824	24,821,394	-	-	33,778,218
Debt service	-	-	477,829	12,752	-	490,581
Drug and tobacco enforcement	58,940	-	-	-	-	58,940
Committed						
Capital projects funds	-	52,926,956	-	-	5,235,110	58,162,066
Debt service funds	-	-	839,969	1,589,527	-	2,429,496
Economic development	-	-	-	-	2,322,093	2,322,093
Unassigned	7,811,877	-	-	-	-	7,811,877
Total fund balances	$ 7,959,403	$ 61,883,780	$ 26,139,192	$ 1,602,279	$ 7,557,203	$ 105,141,857
Total liabilities and fund balances	$ 19,695,507	$ 63,485,740	$ 26,139,192	$ 11,121,060	$ 12,610,956	$ 133,052,455

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Reconciliation of Balance Sheet
To the Statement of Net Position
June 30, 2020

Fund balances of governmental funds		$105,141,857
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.		343,327,382
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds:		
Taxes receivable	$1,079,453	
Interest receivable	51,997	
		1,131,450
Internal service funds are used by management to charge the costs of certain activities, such as insurance to individual funds. The assets and liabilities of certain internal service funds are included in governmental activities in the statement of net position.		2,262,194
Certain items not accounted for as unavailable under accrual accounting.		287,491
Pollution remediation liability not reported in the funds.		(1,272,000)
Long-term liabilities, including bonds payable and net pension obligations, are not due and payable in the current period and, therefore, are not reported in the funds. Long-term liabilities at year-end consist of:		
Compensated absences	(889,177)	
Revenue bonds	(66,925,000)	
General obligation bonds	(79,915,000)	
Deferred bond premiums and discounts	(16,287,760)	
Deferred gain on debt refunding	(437,699)	
Accrued interest on the bonds	(1,419,130)	
Net pension liability	(5,128,577)	
		(171,002,343)
Deferred outflows and inflows of resources related to pensions are applicable to future periods and, therefore, are not reported in the funds:		
Deferred outflows of resources related to pensions	2,104,053	
Deferred inflows of resources related to pensions	(2,820,809)	
		(716,756)
Net position of governmental activities		$279,159,275

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2020

	General Fund	Capital Improvements Fund	Sales Tax Revenue and Refunding Bonds Debt Service Fund	General Obligation Debt Service Fund	Total Nonmajor Funds	Total Governmental Funds
REVENUES						
Taxes and special assessments	$ 23,160,141	$ 15,439,343	$ -	$ 9,281,384	$ 1,123,952	$ 49,004,820
Licenses and permits	5,776,248	-	-	-	-	5,776,248
Intergovernmental	336,723	4,593,988	-	-	3,762,795	8,693,506
Charges for services	2,574,679	113,087	-	-	-	2,687,766
Fines and forfeitures	22,313	-	-	-	-	22,313
Investment income	359,111	937,126	614,895	3,651	127,061	2,041,844
Impact fees	-	456,053	-	-	-	456,053
Rental and other	589,481	60	-	-	-	589,541
Miscellaneous	216,373	456,513	-	43,185	-	716,071
Total revenues	33,035,069	21,996,170	614,895	9,328,220	5,013,808	69,988,162
EXPENDITURES						
Current:						
General government	18,616,889	-	-	-	-	18,616,889
Public safety	6,998,527	-	-	-	-	6,998,527
Public works	5,782,998	-	-	-	-	5,782,998
Library and recreation	4,273,728	-	-	-	-	4,273,728
Economic development	-	-	-	-	861,560	861,560
Debt service:						
Interest	-	-	2,802,890	3,366,436	-	6,169,326
Principal retirement	-	-	4,625,000	4,650,000	-	9,275,000
Bond issuance costs	-	-	-	118,027	-	118,027
Capital outlay	-	15,230,920	-	-	1,976,984	17,207,904
Total expenditures	35,672,142	15,230,920	7,427,890	8,134,463	2,838,544	69,303,959
Excess (deficiency) of revenues over expenditures	(2,637,073)	6,765,250	(6,812,995)	1,193,757	2,175,264	684,203
OTHER FINANCING SOURCES (USES)						
Debt issuance	-	-	-	4,000,000	-	4,000,000
Refunding bonds issued	-	-	-	5,470,000	-	5,470,000
Payment to refunded bondholders	-	-	-	(7,245,000)	-	(7,245,000)
Premium on debt issuance	-	-	-	1,206,669	-	1,206,669
Premium on refunding bonds	-	-	-	91,796	-	91,796
Sale of capital assets	-	4,255,251	-	-	179,548	4,434,799
Transfers in	2,724,847	4,868,732	7,419,316	-	5,568,132	20,581,027
Transfers out	(1,473,077)	(3,682,118)	(217,039)	(4,651,693)	(7,857,253)	(17,881,180)
Total other financing sources (uses)	1,251,770	5,441,865	7,202,277	(1,128,228)	(2,109,573)	10,658,111
Net change in fund balances	(1,385,303)	12,207,115	389,282	65,529	65,691	11,342,314
Fund balances - beginning	9,344,706	49,676,665	25,749,910	1,536,750	7,491,512	93,799,543
Fund balances - ending	$ 7,959,403	$ 61,883,780	$ 26,139,192	$ 1,602,279	$ 7,557,203	$ 105,141,857

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities
For the Year Ended June 30, 2020

Net change in fund balances - total governmental funds		$11,342,314
Amounts reported for governmental activities in the statement of net position are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense:		
Capital outlay	$13,909,726	
Depreciation expense	(5,852,163)	
		8,057,563
In the statement of activities, only the gain or (loss) on the sale of capital assets is reported; whereas in the governmental funds, proceeds from sales increase financial resources.		(4,379,196)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds:		
Taxes receivable	44,853	
Interest receivable	(2,950)	
Unavailable revenue	(370,527)	
		(328,624)
Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Premiums and discounts associated with the issuance of debt are reported as other financing sources (uses) in the governmental funds, but in the statement of activities they are deferred and amortized throughout the period during which the related debt is outstanding. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces liabilities in the statement of net position:		
Issuance of long-term debt	(9,470,000)	
Principal repayments of long-term debt	16,520,000	
Capitalization of premiums and discounts	(1,298,465)	
Amortization of bond premiums and discounts	1,421,013	
		7,172,548
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		(172,127)
Governmental funds report pension contributions as expenditures. However, in the statement of activities, the cost of pension benefits earned net of employee contributions is reported as pension expense:		
Pension contributions	(2,854,935)	
Actuarial calculated pension expense	2,449,527	
		(405,408)
Internal service funds are used by management to charge the costs of certain activities, such as insurance and fleet management, to individual funds. Internal service fund net income of $11,347 less amount allocated to business-type activities of $20,518 and reversal of prior year allocation of ($83,729).		115,594
Change in net position of governmental activities		$21,402,664

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual
For the Year Ended June 30, 2020

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Taxes and special assessments	$ 29,689,781	$ 25,819,236	$ 23,160,141	$ (2,659,095)
Licenses and permits	2,971,000	4,695,984	5,776,248	1,080,264
Intergovernmental	138,000	138,001	336,723	198,722
Charges for services	3,273,292	2,178,468	2,574,679	396,211
Fines and forfeitures	20,000	51,735	22,313	(29,422)
Investment income	121,000	320,762	359,111	38,349
Rental and other	631,000	534,420	589,481	55,061
Miscellaneous	76,935	202,910	216,373	13,463
Total revenues	36,921,008	33,941,516	33,035,069	(906,447)
EXPENDITURES				
General government	18,671,448	19,431,536	18,616,889	814,647
Public safety	7,191,000	7,127,181	6,998,527	128,654
Public works	6,512,937	6,566,187	5,782,998	783,189
Library and recreation	4,618,015	4,499,515	4,273,728	225,787
Total expenditures	36,993,400	37,624,419	35,672,142	1,952,277
Excess (deficiency) of revenues over expenditures	(72,392)	(3,682,903)	(2,637,073)	1,045,830
OTHER FINANCING SOURCES (USES)				
Transfers in	2,724,847	2,724,847	2,724,847	-
Transfers out	(3,909,107)	(1,473,077)	(1,473,077)	-
Total other financing sources (uses)	(1,184,260)	1,251,770	1,251,770	-
Net change in fund balances	(1,256,652)	(2,431,133)	(1,385,303)	1,045,830
Fund balances - beginning	9,344,706	9,344,706	9,344,706	-
Fund balances - ending	$ 8,088,054	$ 6,913,573	$ 7,959,403	$ 1,045,830

The notes to the financial statements are an integral part of this statement.

PROPRIETARY FUNDS

Major Funds

Water Fund - Accounts for the operations of the City's water utility.

Stormwater Fund - Accounts for the operations of the City's storm water utility.

Golf Course Fund - Accounts for the operations of the City's golf course.

Transportation and Parking Fund - Accounts for the operations of the City's public transportation (bus and trolley) system and paid parking system.

Park City Municipal Corporation
Statement of Net Position
Proprietary Funds
June 30, 2020

	Business-type Activities					Governmental Activities
	Water Fund	Stormwater Fund	Golf Course Fund	Transportation and Parking Fund	Total Enterprise Funds	Internal Service Funds
ASSETS						
Current assets:						
Cash, cash equivalents and investments	$ 10,649,103	$ 1,358,184	$ 754,593	$ 7,030,482	$ 19,792,362	$ 2,890,742
Restricted cash, cash equivalents and investments, fiscal agent	46,517,530	-	-	-	46,517,530	-
Accounts receivable	9,160,881	86,327	75	5,437,542	14,684,825	47,306
Taxes receivable	-	-	-	560,910	560,910	-
Inventories	519,986	-	115,623	62,537	698,146	197,069
Prepaids	-	-	-	626,054	626,054	-
Total current assets	66,847,500	1,444,511	870,291	13,717,525	82,879,827	3,135,117
Noncurrent assets:						
Prepaids	-	-	-	800,648	800,648	-
Land and water rights	17,785,588	-	828,451	3,723,149	22,337,188	-
Construction in progress	37,986,546	158,516	-	1,359,616	39,504,678	-
Art	-	-	-	109,214	109,214	-
Right to use Asset	3,380,984	-	-	-	3,380,984	-
Buildings	3,660,682	-	1,671,486	20,909,160	26,241,328	-
Improvements other than buildings	89,391,512	15,410,295	1,728,630	8,149,429	114,679,866	-
Vehicles and equipment	10,387,618	428,030	1,658,979	24,305,063	36,779,690	47,450
Intangible	27,810	-	-	58,645	86,455	-
Accumulated depreciation and amortization	(48,641,431)	(8,164,669)	(3,671,721)	(22,289,447)	(82,767,268)	(47,450)
Total noncurrent assets	113,979,309	7,832,172	2,215,825	37,125,477	161,152,783	-
Total assets	180,826,809	9,276,683	3,086,116	50,843,002	244,032,610	3,135,117
DEFERRED OUTFLOWS OF RESOURCES						
Deferred outflows of resources related to pensions	301,322	76,352	37,959	705,909	1,121,542	89,819
Total deferred outflows of resources	301,322	76,352	37,959	705,909	1,121,542	89,819
Total assets and deferred outflows of resources	$181,128,131	$ 9,353,035	$ 3,124,075	$ 51,548,911	$245,154,152	$ 3,224,936
LIABILITIES						
Current liabilities:						
Interfund loan	-	-	24,107	-	24,107	-
Accounts payable	4,450,577	172,301	86,063	204,152	4,913,093	406,750
Accrued liabilities	900,812	12,751	36,536	2,299,537	3,249,636	23,183
Revenue bonds	2,675,000	-	-	-	2,675,000	-
Compensated absences	83,353	25,073	17,120	161,819	287,365	30,823
Contract payable	141,311	-	-	-	141,311	-
Total current liabilities	8,251,053	210,125	163,826	2,665,508	11,290,512	460,756
Noncurrent liabilities:						
Revenue bonds	97,562,316	-	-	-	97,562,316	-
Net pension liability	619,972	155,738	64,158	973,452	1,813,320	232,288
Compensated absences	35,723	10,746	7,337	71,791	125,597	28,201
Contract payable	3,039,674	-	-	-	3,039,674	-
Total noncurrent liabilities	101,257,685	166,484	71,495	1,045,243	102,540,907	260,489
Total liabilities	109,508,738	376,609	235,321	3,710,751	113,831,419	721,245
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows of resources related to pensions	392,990	85,858	35,968	557,700	1,072,516	262,015
Deferred inflows of resources related to debt	266,960	-	-	-	266,960	-
Total deferred inflows of resources	659,950	85,858	35,968	557,700	1,339,476	262,015
Total liabilities and deferred inflows of resources	110,168,688	462,467	271,289	4,268,451	115,170,895	983,260
NET POSITION						
Net investment in capital assets	71,491,036	7,832,172	2,215,825	36,324,827	117,863,860	-
Unrestricted	(531,593)	1,058,396	636,961	10,955,633	12,119,397	2,241,676
Total net position	$ 70,959,443	$ 8,890,568	$ 2,852,786	$ 47,280,460	$129,983,257	$ 2,241,676

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Reconciliation of Proprietary Funds Net Position
To the Government-wide Statement of Net Position
June 30, 2020

Net Position of enterprise funds	$129,983,257
Amounts reported for enterprise funds in the statement of net position are different because:	
Certain internal service fund assets and liabilities included with business-type activities.	(20,518)
Net position of business-type activities	129,962,739

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2020

	Business-type Activities					Governmental Activities
	Water Fund	Stormwater Fund	Golf Course Fund	Transportation and Parking Fund	Total Enterprise Funds	Internal Service Funds
OPERATING REVENUES						
Charges for services	$ 18,538,414	$ 1,437,517	$ 1,493,600	$ 8,210,423	$ 29,679,954	$ 4,286,651
Miscellaneous	-	-	29,687	111,456	141,143	-
Total operating revenues	18,538,414	1,437,517	1,523,287	8,321,879	29,821,097	4,286,651
OPERATING EXPENSES						
Salaries and benefits	3,204,546	662,375	760,815	10,976,330	15,604,066	1,016,050
Supplies, maintenance and services	7,073,133	152,121	470,644	7,161,940	14,857,838	2,390,420
Energy and utilities	937,621	46,067	52,582	1,087,446	2,123,716	868,833
Depreciation and amortization	3,582,658	157,979	212,864	3,169,813	7,123,314	-
Total operating expenses	14,797,958	1,018,542	1,496,905	22,395,529	39,708,934	4,275,303
Operating income (loss)	3,740,456	418,975	26,382	(14,073,650)	(9,887,837)	11,348
NONOPERATING REVENUES (EXPENSES)						
Taxes and special assessments	-	-	-	7,560,305	7,560,305	-
Investment income	146,186	20,996	16,046	60,550	243,778	-
Miscellaneous	160,132	-	-	-	160,132	-
Gain on sale of capital assets	5,452	-	-	4,246	9,698	-
Interest expense	(1,688,183)	-	(723)	-	(1,688,906)	-
Total nonoperating revenues (expenses)	(1,376,413)	20,996	15,323	7,625,101	6,285,007	-
Income (loss) before contributions and transfers	2,364,043	439,971	41,705	(6,448,549)	(3,602,830)	11,348
Capital contributions	1,777,154	-	-	6,095,232	7,872,386	-
Transfers in	-	-	25,000	-	25,000	-
Transfers out	(1,541,405)	(100,000)	(106,045)	(977,397)	(2,724,847)	-
Change in net position	2,599,792	339,971	(39,340)	(1,330,714)	1,569,709	11,348
Total net position - beginning	68,359,651	8,550,597	2,892,126	48,611,174	128,413,548	2,230,328
Total net position - ending	$ 70,959,443	$ 8,890,568	$ 2,852,786	$ 47,280,460	$129,983,257	$ 2,241,676

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Reconciliation of the Change in Net Position of Proprietary Funds to the Statement of Activities
For the Year Ended June 30, 2020

Net changes in net position - total enterprise funds	$1,569,709
Amounts reported for enterprise fund activities in the statement of activities are different because:	
Internal service funds are used by management to charge the costs of certain activities, such as insurance and fleet management, to individual funds. Internal service fund net income of $11,347 less amount allocated to governmental activities of $31,865 and reversal of prior year allocation of $83,729.	(104,247)
Change in net position of business-type activities	$1,465,462

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2020

	Business-type Activities - Enterprise Funds					Governmental Activities
	Water Fund	Stormwater Fund	Golf Course Fund	Transportation and Parking Fund	Total Enterprise Funds	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES						
Cash receipts from customers	$ 10,796,737	$ 1,510,038	$ 1,535,669	$ 11,772,585	$ 25,615,029	$ 4,336,929
Payments to employees	(3,123,986)	(835,230)	(764,364)	(10,850,012)	(15,573,592)	(1,004,053)
Payments to suppliers	(6,174,980)	(38,004)	(528,157)	(5,870,839)	(12,611,980)	(3,208,602)
Net cash provided (used) by operating activities	1,497,771	636,804	243,148	(4,948,266)	(2,570,543)	124,274
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES						
Transfers from other funds	-	-	25,000	-	25,000	-
Transfers to other funds	(826,405)	(100,000)	(106,045)	(977,397)	(2,009,847)	-
Transit and resort sales tax	-	-	-	7,617,119	7,617,119	-
Net cash provided (used) by noncapital financing activities	(826,405)	(100,000)	(81,045)	6,639,722	5,632,272	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Impact fees, contributions and grants	1,777,154	-	-	5,369,670	7,146,824	-
Acquisition and construction of capital assets	(25,926,703)	(158,516)	(120,920)	(659,574)	(26,865,713)	-
Principal paid on capital debt and interfund loan	62,105,985	-	(31,654)	-	62,074,331	-
Interest paid on capital debt and interfund loan	(1,190,495)	-	(723)	-	(1,191,218)	-
Proceeds from sales of capital assets	5,452	-	-	4,246	9,698	-
Federal subsidy on capital debt	160,132	-	-	-	160,132	-
Net proceeds and premiums from capital debt	9,802,442	-	-	-	9,802,442	-
Bond issuance costs paid on capital debt	(499,649)	-	-	-	(499,649)	-
Net cash provided (used) by capital and related financing activities	46,234,318	(158,516)	(153,297)	4,714,342	50,636,847	-
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest received by investing activities	147,578	21,099	16,150	60,110	244,937	-
Net cash provided (used) by investing activities	147,578	21,099	16,150	60,110	244,937	-
Net increase (decrease) in cash and cash equivalents	47,053,262	399,387	24,956	6,465,908	53,943,513	124,274
Balances - beginning of year	10,113,371	958,797	729,637	564,574	12,366,379	2,766,468
Balances - end of the year	$ 57,166,633	$ 1,358,184	$ 754,593	$ 7,030,482	$ 66,309,892	$ 2,890,742
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:						
Operating income (loss)	$ 3,740,456	$ 418,974	$ 26,381	$ (14,073,648)	$ (9,887,837)	$ 11,347
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:						
Depreciation	3,582,658	157,979	212,864	3,169,813	7,123,314	-
Non-cash water interfund transfer to general fund	(715,000)	-	-	-	(715,000)	-
Pension Expense	51,856	(175,580)	(9,400)	86,870	(46,254)	7,142
Changes in assets and liabilities:						
Accounts receivable	(6,897,163)	72,521	12,382	4,112,345	(2,699,915)	50,279
Inventory	(146,535)	-	(6,703)	72,068	(81,170)	20,453
Accounts and other payables	1,852,794	160,185	1,773	1,644,838	3,659,590	30,198
Accrued liabilities	13,479	192	3,183	18,761	35,615	11,249
Compensated absences	15,225	2,533	2,668	20,687	41,113	(6,394)
Net cash provided (used) by operating activities	$ 1,497,770	$ 636,804	$ 243,148	$ (4,948,266)	$ (2,570,544)	$ 124,274

NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES

Included in investment income is an increase of $43,686 in fair value for the year ended June 30, 2020.

The notes to the financial statements are an integral part of this statement.

FIDUCIARY FUND

Custodial Fund - Used to hold deposits and performance bonds from individuals, organizations and other governments.

Park City Municipal Corporation
Statement of Fiduciary Net Position
June 30, 2020

		Custodial Funds
ASSETS		
Cash, cash equivalents and investments	$	3,029,275
Total assets		3,029,275
LIABILITIES		
Accounts payable and other liabilities		-
Total liabilities		-
NET POSITION		
Restricted for:		
Individuals, organizations, and other governments		3,029,275
Total net position	$	3,029,275

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Changes in Fiduciary Net Position
For the Year Ended June 30, 2020

		Custodial Funds
ADDITIONS		
Contributions from individuals, organizations, and other governments	$	642,868
Total additions		642,868
DEDUCTIONS		
Refunds to individuals, organizations, and other governments		942,629
Total deductions		942,629
Net decrease in fiduciary net position		(299,761)
Net Position -- beginning of the year		3,329,036
Net Position -- end of the year	$	3,029,275

The notes to the financial statements are an integral part of this statement.

NOTES TO THE FINANCIAL STATEMENTS

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statement follows.

1. General Information

The Park City Municipal Corporation (the City) is a municipal corporation governed by an elected mayor and five-member Council elected at large with staggered terms. The City was chartered March 15, 1884, under the provisions of the Utah Territorial Government. The Mayor is the administrative authority by statute; however, that responsibility has been delegated to the City Manager by City Ordinance. Therefore, the City operates under a Council-Manager form of government. The City provides the following services as authorized in its charter: public safety (police), highways and streets, cultural and recreational, library, public improvements, planning and zoning, public transportation, public utilities (water and stormwater), golf and general administrative services.

2. Reporting Entity

These financial statements include the City and its component units. The City has considered all potential component units for which it is financially accountable. The criteria to be considered in determining financial accountability have been set forth in the Governmental Accounting Standards Board's (GASB) Statement No. 61. These criteria include (1) substantively the same governing body, (2) the primary government and the component unit have a financial benefit or burden relationship, or (3) management (below the level of the elected officials) of the primary government have operational responsibility for the activities of the component unit.

Blended component units, although legally separate entities are so intertwined with the City that they are, in substance, the same as the City. They have the same governing board and provide services almost entirely to the City. They are reported as funds of the City. These are organizations for which the City is financially accountable, and the relationship with the City is significant enough that exclusions would possibly lead to misleading or incomplete financial statements.

Included in this report are the following blended component units:

The Park City Redevelopment Agency (RDA) was legally created by City ordinance pursuant to the Utah Limited Purpose Local Government Entities-Community Development and Renewal Agencies Act. The City Council is designated as the governing body of the RDA. The City has accountability for all fiscal and operating activities of the RDA. The RDA currently has two special revenue funds and two capital projects funds.

The Park City Municipal Building Authority (MBA) governing board is comprised of the same individuals as the City Council and was created to provide a mechanism for financing City facilities. The MBA acquires and/or builds facilities by borrowing money secured by a lease agreement between the City and the Authority. The MBA currently has a capital projects fund. The bond issuance authorizations are approved by the City Council and the legal liability for those bonds remains with the City.

The Park City Housing Authority (HA) governing board is comprised of the same individuals as the City Council and was created to accumulate funds for construction of affordable housing within the City. The City has accountability for all fiscal and operating activities of the HA.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

The Park City Water Service District (WSD) governing board is comprised of the same individuals as the City Council and was created to furnish municipal water service within the boundaries of the District. The City has accountability for all fiscal and operating activities of the WSD.

3. Government-wide and Fund Financial Statements

The government-wide financial statements (*i.e.*, the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the City. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Certain eliminations have been made as prescribed by Governmental Accounting Standards Board (GASB) Statement No. 34 for interfund activities. All internal balances in the statement of net position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. In the statement of activities, internal service fund transactions have been eliminated except interfund services provided and used by business-type activities, which are not eliminated.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

4. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Amounts received or recognized as a receivable at fiscal yearend are included in the financial statements as taxes receivable and deferred inflows of resources. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Property taxes are recognized as revenues in the year for which they are levied. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City reports the following major governmental funds:

The General Fund is the City's primary operating fund. It is used to account for all financial resources of the City not accounted for by a separate, specialized fund.

The Sales Tax Revenue and Refunding Bonds Debt Service Fund and the General Obligation Debt Service Fund are used to account for the accumulation of resources for the payment of sales tax revenue bonded debt and general obligation debt.

The Capital Improvements Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds, the Redevelopment Agencies or Municipal Building Authority).

The City reports the following major enterprise funds:

The Water Fund operates the water distribution system for residents of the City.

The Stormwater Fund operates the storm drain system for residents of the City.

The Golf Fund accounts for the operations of the City's golf course.

The Transportation and Parking fund accounts for the operations of the City's public transportation (bus and trolley) system and paid parking system.

Additionally, the City reports the following fund types:

Special Revenue Funds are used to account for specific revenue sources that are restricted to expenditures for specific purposes. The City currently has the Lower Park Avenue Redevelopment Agency and the Main Street Redevelopment Agency special revenue funds. These funds account for redevelopment activities that are supported by property tax increment.

Internal Service Funds are used to account for the central financing of goods or services provided to various departments of the City or other governments on a cost-reimbursement basis. The City currently has two internal service funds. The fleet services fund provides vehicle storage, repair and maintenance. The self-insurance fund was established to allow the City to supplement its regular insurance coverage as further explained in Note K – Risk Management.

Custodial Funds are used to account for the assets held by the City as a fiduciary activity. Custodial funds do not involve measurement of results of operations. The City currently has one custodial fund. The Park City Custodial Fund is used to hold deposits and performance bonds.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds and of the internal service funds are charges to customers for sales and services. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

5. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Cash, Cash Equivalents and Investments - Cash and investment management in the City is administered by the City Treasurer in accordance with the Utah Money Management Act, Section 51-7 of the Utah Code (see Note B – Cash, Cash Equivalents and Investments). The City complies with GASB 72, *Fair Value Measurement and Application.* The statement requires certain investments to be reported at fair value and the change in fair value to be recognized as an increase or decrease to investment assets and investment income. The City's investment in the State Treasurer's Pool has a fair value approximately equal to the value of the pool shares. This pool is administered by the State of Utah and is regulated by the Money Management Council under provisions of the Utah State Money Management Act.

Capital Assets - Capital assets, which include property, plant, and equipment, infrastructure assets (*e.g.*, roads, bridges, sidewalks, and similar items) and intangible assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets, other than infrastructure assets, are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. The government reports infrastructure assets on a network and subsystem basis. Accordingly, the amounts spent for the construction or acquisition of infrastructure assets are capitalized and reported in the government-wide financial statements regardless of their amount. In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities) the government included all assets with acquisition dates as far back as June 30, 1980. Most of the City's infrastructure assets were valued at historical cost (when available) or estimated historical cost through back trending (*i.e.*, estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year). As the City constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Donated capital assets, donated works of art and similar items are recorded at acquisition value at the date of donation.

Art represents a collection of the City and is therefore not depreciated. Property, plant, equipment and intangible assets of the primary government are depreciated or amortized using the straight-line method over the following estimated useful lives:

Assets	**Years**
Buildings and improvements	20-75
Public domain infrastructure	20-30
System infrastructure	20-30
Vehicles, equipment and intangibles	3-25

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Inventories and prepaid items - Inventories of supplies for the proprietary fund types consist principally of items used in repairing and maintaining the water distribution system and transportation equipment. Supplies inventories are valued at cost using the weighted average method. Inventory held for retail sale in the Golf Fund is valued at lower-of-cost or market using the first-in, first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Long-term Obligations - In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums, discounts and gains and losses on bond refunding, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Gains and losses on bond refunding are reported as deferred inflows and outflows. Bond issuance costs are expensed in the period in which they are incurred. The unamortized bond premiums/discounts at June 30, 2020 for governmental activities were $16,287,760 and $10,117,316 for business-type activities and proprietary funds, respectively. In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current expenditures.

Pensions - For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Compensated Absences - Accumulated unpaid vacation is accrued based on the years of service of each employee. Vacation is accumulated on a monthly basis and is fully vested when earned. The maximum amount of accumulated accrued vacation hours is determined by the length of service of each employee according to the following schedule:

0 to 5 years	192 hours
5 to 10 years	240 hours
10 plus years	288 hours

Accumulated vacation cannot exceed these limits at the end of any calendar year and any vacation in excess of this amount is forfeited. At retirement, death, or termination in good standing, all unpaid vacation that has been accrued, up to the above limits, is paid. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. There is no liability for unpaid accumulated sick leave since the City does not have a policy to pay any amounts when employees separate from service.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Deferred Outflows of Resources or Deferred Inflows of Resources - In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. The City reports the deferred charge on refunding in the government-wide statement of net position and the proprietary fund statement of net position. The deferred charge on refunding resulted from the difference in the carrying value of the refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. In accordance with GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, the government-wide statement of net position and the proprietary fund statement of net position report deferred outflows of resources related to pensions.

In addition to liabilities, the statement of financial position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. The City has items which qualify for reporting in this category. The governmental funds report unavailable revenue from property taxes and notes receivable. The government-wide statement of net position reports deferred inflows from property taxes, pension related items and deferred gain on refunding of debt. Property taxes are deferred and recognized as an inflow of resources in the following fiscal year to correspond with the period in which the taxes are levied. The deferred gain on refunding resulted from the difference in the carrying value of the refunded debt and its reacquisition price. The proprietary fund statement of net position reports items related to pensions.

Net Position Flow Assumption - Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted-net position and unrestricted-net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

Fund Balance - Fund balances presented in the governmental fund financial statements represent the difference between assets and liabilities. GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions,* establishes criteria for classifying fund balances into specifically defined classifications and clarifies definitions for governmental funds. GASB Statement No. 54 requires that the fund balances be classified into categories based upon the type of restrictions imposed on the use of funds. The City evaluated each of its funds at June 30, 2020, and classified fund balances into the following five categories:

<u>Nonspendable</u> - Amounts that cannot be spent because they are (1) not in spendable form, such as prepaid items, inventories and long-term receivables for which the payment of proceeds are not restricted or committed with respect to the nature of the specific expenditures of that fund or (2) legally or contractually required to be maintained intact.

<u>Restricted</u> - Amounts that are restricted by external parties such as creditors or imposed by grants, laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The City has legislative restrictions on amounts collected and reported in the City's various governmental funds. As a result, these restrictions have been classified as restricted for capital projects, debt service and drug and tobacco enforcement.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Committed - Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action (ordinance) of the City's "highest level of decision-making authority", which the City considers to be the Park City Municipal City Council. Commitments may be changed by the government by taking the same action that imposed the constraint initially.

Assigned - Amounts that have been allocated by action of the Park City Municipal City Council through a resolution in which the City's intent is to use the funds for a specific purpose, but that do not meet the criteria to be classified as restricted or committed.

Unassigned - Amounts that constitute the residual balances that have no restrictions placed upon them. If restrictions exceed available resources only deficit amounts are reported in the unassigned category. The general fund is the only fund that reports a positive unassigned balance.

The City reduces restricted amounts first when expenditures are incurred for purposes for which both restricted and unrestricted (committed, assigned or unassigned) amounts are available. The City reduces committed amounts first, followed by assigned amounts and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

The City does not have a minimum fund balance policy. *Utah Code* 10-6-116(4) requires that a minimum fund balance of 5.0 percent of total revenues be maintained in the general fund.

Restricted Assets - Certain proceeds of the City's Water Revenue and Refunding Bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the proprietary funds' statement of net position because their use is limited by applicable bond covenants.

Proceeds of the City's 2013A and 2020 Series General Obligation Bonds in the amount of $6,246,128 are classified as restricted assets as well as impact fees of $2,267,095 and B and C road funds of $443,601. Bond proceeds are restricted to acquiring and preserving undeveloped park and recreational land and to acquire, construct, improve and modify pathways, roads and related improvements for use by pedestrians and cyclists. The "reserve fund" account with a balance at June 30, 2020 of $12,752 is used to report resources set aside to make up potential future deficiencies in the revenue bond debt service account.

Proceeds of the City's 2015, 2017 and 2019 Sales Tax Revenue Bonds are classified as restricted assets on the governmental funds balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. The "construction fund" account with a balance at June 30, 2020 of $24,821,394 is used to report those proceeds of revenue bond issuances that are restricted for the purpose of financing the cost associated with improvements and acquisition of open space. The "reserve fund" account with a balance at June 30, 2020 of $477,829 is used to report resources set aside to make up potential future deficiencies in the revenue bond debt service account.

Water development fees are charged to new customers to pay for the cost of increasing the capacity of the water system to meet the additional demand created by the connection of new customers. The use of water development fees is legally restricted.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

6. Budgets

State law requires the City Council to prepare and adopt budgets for all governmental and proprietary funds. The City Manager submits to the Mayor and City Council a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the proposed sources of revenues. Between May 1 and June 30, the City Council reviews and adjusts the City Manager's proposed budget. On or before June 30, a public hearing is held and the budget is legally adopted through passage of an ordinance. Budgets are adopted below individual department levels, but control of budget appropriations is exercised, under state law, at the department level (General Government, Public Safety, Public Works and Library and Recreation).

After the budget is adopted, transfers of any unexpended appropriation amount between line items within a major category are to be initiated and approved by each respective department. Transfers between major categories and between programs within the same department and fund are to be initiated by the respective departments and approved by the City Manager. Transfers between capital improvement projects within the same fund are to be initiated by the individual designated as responsible for the project and approved by the City Manager. Transfers that will result in a total change in the appropriation for a project of more than 20.0 percent or if a project would be eliminated by the transfer must be approved by the City Council. The City Council may reduce or increase the budget of any fund by ordinance during the budget year. The City Council must hold a public hearing to increase a fund's budget before it can pass the ordinance. Utah State law prohibits the appropriation of unassigned general fund balance until it exceeds the sum of 5.0 percent of the budgeted general fund revenues. Until unassigned fund balance is greater than the above amount, it cannot be budgeted but is used to provide working capital until tax revenue is received, meet emergency expenditures and cover unanticipated deficits.

When the unassigned fund balance is greater than 25.0 percent of actual revenues, the excess must be appropriated to capital projects determined to be in the best long-term interest of the City. During the year, the General Fund budget was increased by $631,019 under the guidelines described above. The supplemental appropriation was due to personnel expense increases.

Budgets are prepared on the modified accrual basis of accounting according to accounting principles generally accepted in the United States (GAAP) for governmental funds. Budgets are not prepared for the custodial fund since this fund is comprised only of deposits and performance bonds held by the City. Encumbrance accounting is used by the City.

Each year the capital projects fund adjusted budget is comprised of new appropriations from the current year and unexpended appropriations from the prior year, since unexpended capital projects appropriations do not automatically lapse at yearend. Major capital project fund budgets included $52,926,956 and non-major capital project fund budgets included $5,235,110 for a total of $58,162,066 of prior-year unexpended capital projects appropriations. The adjusted capital projects fund budget represents the amount available for expenditures in the current year. Future projects and appropriations that are to come from funds available in future years are not reflected in the current year budget.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

7. Implementation of New GASB Pronouncements

In November 2016 the GASB issued Statement No. 83, *Certain Asset Retirement Obligations.* This Statement establishes standards of accounting and financial reporting for certain asset retirement obligations (AROs). A government that has legal obligations to perform future asset retirement activities related to its tangible capital assets should recognize a liability. The requirements of this Statement are effective for reporting periods beginning after June 15, 2019. The City adopted GASB No. 83 for the fiscal year ended June 30, 2019. Implementation of this Statement did not have a significant impact on the City's financial statements.

In January 2017 the GASB issued Statement No. 84, *Fiduciary Activities.* The objective of this Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The requirements of this Statement are effective for periods beginning after December 15, 2019. The City adopted GASB No. 84 for the fiscal year ended June 30, 2018. Implementation of this Statement did not have a significant impact on the City's financial statements.

In June 2017 the GASB issued Statement No. 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The requirements of this Statement are effective for the reporting periods beginning after June 15, 2021. The City is currently evaluating the impact of this Statement on the financial statements when implemented.

In March 2018 the GASB issued Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*. The primary objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. The requirements of this Statement are effective for reporting periods beginning after June 15, 2019. The City adopted GASB No. 88 for the fiscal year ended June 30, 2018. Implementation of this Statement had no effect on the City's financial statements.

In June 2018 the GASB issued Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*. The objectives of this Statement are to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and to simplify accounting for interest cost incurred before the end of a construction period. The requirements of this Statement are effective for periods beginning after December 15, 2020. The City adopted GASB No. 89 for the fiscal year ended June 30, 2018. Implementation of this Statement did not have a significant impact on the City's financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

In August 2018 the GASB issued Statement No. 90, *Majority Equity Interests*. This Statement addresses the reporting of a majority equity interest in a legally separate organization that requires that such majority equity interest be reported as an investment. The requirements of this Statement are effective for periods beginning after December 15, 2019. The City adopted GASB No. 90 for the fiscal year ended June 30, 2018. Implementation of this Statement had no effect on the City's financial statements.

In May, 2019 the GASB issued Statement No. 91 *Conduit Debt Obligations.* The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with commitments extended by issuers, arrangements associated with conduit debt obligations, and related note disclosures. The requirements of this Statement are effective for periods beginning after December 15, 2021. The City adopted GASB No. 91 for the fiscal year ended June 30, 2019. Implementation of this Statement had no effect on the City's financial statements.

In January 2020, the GASB issued Statement No. 92 *Omnibus 2020*. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. The requirements of this Statement are effective for periods beginning after June 15, 2021. The City is currently evaluating the impact of this Statement on the financial statements when implemented.

In March 2020, the GASB issued Statement No. 93 *Replacement of Interbank Offered Rates*. The objective of this Statement is to address the accounting and financial reporting effects that result from the replacement of IBORs with other reference rates in order to preserve the reliability, relevance, consistency, and comparability of reported information. The requirements of this Statement are effective for periods ending after December 31, 2021. The City is currently evaluating the impact of this Statement on the financial statements when implemented.

In March 2020, the GASB issued Statement No. 94 *Public-Private and Public-Public Partnerships and Availability Payment Arrangements.* The objective of this Statement is to better meet the information needs of financial statement users by improving the comparability of financial statements among governments that enter into public-private and public-public partnerships (PPPs) and availability payment arrangements (APAs) and by enhancing the understandability, reliability, relevance, and consistency of information about PPPs and APAs. The requirements of this Statement are effective for periods beginning after June 15, 2022. The City is currently evaluating the impact of this Statement on the financial statements when implemented.

In May 2020, the GASB issued Statement No. 95 *Postponement of the Effective Dates of Certain Authoritative Guidance*. The primary objective of this Statement is to provide temporary relief to governments and other stakeholders in light of the COVID-19 pandemic. The requirements of this Statement are effective for periods beginning after June 15, 2018. The City adopted GASB No. 95 for the fiscal year ended June 30, 2020. Implementation of this Statement did not have a significant impact on the City's financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

In May 2020, the GASB issued Statement No. 96 *Subscription-Based Information Technology Arrangements*. The objective of this Statement is to better meet the information needs of financial statement users by (a) establishing uniform accounting and financial reporting requirements for subscription-based information technology arrangements (SBITAs); (b) improving the comparability of financial statements among governments that have entered into SBITAs; and (c) enhancing the understandability, reliability, relevance, and consistency of information about SBITAs. The requirements of this Statement are effective for periods beginning after June 15, 2022. The City is currently evaluating the impact of this Statement on the financial statements when implemented.

In June 2020, the GASB issued Statement No. 97 *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans.* The primary objectives of this Statement are to (a) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (b) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (c) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. The requirements of this Statement are effective for periods beginning after June 15, 2021. The City is currently evaluating the impact of this Statement on the financial statements when implemented.

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS

The City follows the practice of pooling cash and investments of all funds, except for funds required to be held by fiscal agents under the provisions of bond indentures. Each fund type's portion of this pool is displayed on the basic financial statements as "cash, cash equivalents and investments". Cash and Cash Equivalents are generally considered short-term, highly liquid investments with a maturity of three months or less from the purchase date. Investments with original maturities of three months or less meet this definition. Interest income earned on pooled cash and investments is allocated on an accounting period basis to the various funds based on the period-end cash and investment balances. Interest income from cash and investments with fiscal agents is credited directly to the related fund. The following is a summary of cash, cash equivalents and investments at June 30, 2020:

	Government-Wide Statement of Net Position			Fund Financials	
	Governmental Activities	Business-Type Activities	Total	Fiduciary Fund Statement of Net Position	Total
Held by city-unrestricted	$ 71,351,571	$ 19,792,362	$ 91,143,933	$ 3,029,275	$ 94,173,208
Held by city-restricted	10,856,824	-	10,856,824	-	10,856,824
Total held by city	$ 82,208,395	$ 19,792,362	$ 102,000,757	$ 3,029,275	$ 105,030,032
Held by fiscal agent	$ 25,411,975	$ 46,517,530	$ 71,929,505	$ -	$ 71,929,505

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

As of June 30, 2020, the City had the following deposits and investments, including $3,029,275 held in a custodial capacity for others:

Held by city:		Investments maturities	
Investment Type	Fair Value	1 year or less	1-5 years
Debt securities			
Negotiable Certificates of Deposits	$ 724,067	$ 724,067	$ -
Corporate Bonds	4,185,349	3,054,177	1,131,171
	4,909,416	$ 3,778,244	$ 1,131,171
Other investments			
State treasurer's investment pool	97,064,669	$ 97,064,669	
Total investments	101,974,085		
Deposits			
Cash deposits checking-net of outstanding checks	2,318,424		
Cash deposits money market/savings	729,403		
Cash on hand	8,120		
Total deposits	3,055,947		
Total cash, cash equivalents and investments held by city	105,030,032		
Held by fiscal agent:			
State treasurer's investment pool	71,929,505		
Total cash, cash equivalents and investments	$ 176,959,537		

Deposits – The City follows the requirements of the Utah Money Management Act (the Act) in handling its depository and investment transactions. The Act requires the depositing of the City's funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the City's deposits may not be returned to it. The City does not have a formal deposit policy for custodial credit risk. As of June 30, 2020, the City's bank balance of $2,900,335 was uninsured and uncollateralized.

Investments – The State of Utah Money Management Council has the responsibility to advise the Utah State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the state, and review the rules adopted under the authority of the State of Utah Money Management Act (Utah Code, Title 51, Chapter 7) that relate to the deposit and investment of public funds.

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

The Act defines the types of securities authorized as appropriate investments for the City's funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified or permitted depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), and Federal National Mortgage Association (Fannie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Act; and the Utah Public Treasurers' Investment Fund (PTIF).

The Utah State Treasurer's Office operates the PTIF. The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the Securities and Exchange Commission as an investment company. The PTIF is authorized and regulated by the Act. The Act established the Money Management Council which oversees the activities of the Utah State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

Fair Value of Investments: The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

At June 30, 2020 the City had the following recurring fair value measurements:

		Fair Value Measurements Using		
	June 30, 2020	Level 1	Level 2	Level 3
Investments by fair value level				
Debt securities				
Negotiable Certificate of Deposits	$ 724,067	$ 724,067	$ -	$ -
Corporate Bonds	4,185,349	4,185,349	-	-
Utah Public Treasurers' Investment Fund	97,064,669	-	97,064,669	-
Total debt securities	$ 101,974,085	$ 4,909,416	$ 97,064,669	$ -

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

Debt securities classified in Level 1 are valued using prices quoted in active markets for those securities. The Utah Public Treasurers' Investment Fund classified in Level 2 is valued by application of the June 30, 2020 fair value factor, as calculated by the Utah State Treasurer, to the City's average daily balance in the Fund.

Interest Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the Act. Section 51-7-11 of the Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270 days – 15 months or less. The Act further limits the remaining term to maturity on all investments in obligations of the United States Treasury; obligations issued by U.S. Government-sponsored enterprises; and bonds, notes, and other evidence of indebtedness of political subdivisions of the State to 5 years. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding 3 years.

Credit Risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for reducing its exposure to credit risk is to comply with the Act, as previously discussed.

At June 30, 2020, the City's investments had the following quality ratings:

	Fair	Quality Ratings			
	Value	**AAA**	**AA**	**A**	**BBB**
Primary government:					
Debt securities					
Negotiable Certificates of Deposits	$ 724,067	$ -	$ 724,067	$ -	$ -
Corporate Bonds	4,185,349	-	1,150,545	2,552,432	482,372

At the time of purchase, all debt securities were rated the equivalent of "A" or higher by two nationally recognized statistical rating organizations. At year-end, all debt securities were in compliance with the UMMA.

Concentration of Credit Risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The City's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5.0 - 10.0 percent depending upon the total dollar amount held in the portfolio at the time of purchase. None of the City's investments exceed this limit.

Custodial Credit Risk for an investment is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City does not have a formal policy for custodial credit risk. As of June 30, 2020, the City had $4,909,416 in U.S. negotiable certificate of deposits and corporate bonds which were held by the counterparty's trust department or agent but not in the government's name.

NOTE C – NOTES RECEIVABLE

Notes receivable of the governmental fund types at June 30, 2020 include various affordable housing and employee mortgage assistance loans with interest rates ranging from 0.0 - 5.0 percent. The following is a schedule of future principal and interest payments required under the terms of the notes receivable as of June 30, 2020:

Fiscal year ending	Principal	Interest	Total
2021	$ 250,225	$ 872	$ 251,097
2022	5,493	604	6,097
2023	3,192	368	3,560
2024	3,059	216	3,275
2025	1,417	60	1,477
Total	$ 263,386	$ 2,120	$ 265,506

NOTE D – CAPITAL ASSETS

Depreciation expense was charged to functions for the year ended June 30, 2020 as follows:

Governmental activities:	
General government	$ 3,148,178
Public safety	429,132
Public works	989,751
Library and recreation	1,285,102
Total governmental activities depreciation expense	$ 5,852,163
Business-type activities:	
Water	$ 3,582,658
Stormwater	157,979
Golf course	212,864
Transportation and parking	3,169,813
Total business-type activities depreciation expense	$ 7,123,314

NOTE D – CAPITAL ASSETS, Continued

Capital asset activity for the year ended June 30, 2020 was as follows:

	Balance June 30, 2019*	Additions	Deletions	Balance June 30, 2020
Governmental activities:				
Capital assets, not being depreciated:				
Land and water rights	$ 242,115,989	$ 4,486,935	$ (2,877,310)	$ 243,725,614
Construction in progress	10,273,993	6,797,128	(5,048,468)	12,022,653
Art	780,119	28,270	-	808,389
Total capital assets, not being depreciated	253,170,101	11,312,333	(7,925,778)	256,556,656
Capital assets, being depreciated:				
Buildings	47,313,997	5,198,860	(2,001,365)	50,511,492
Improvements other than building	41,681,469	95,178	-	41,776,647
Vehicles and equipment	14,368,486	2,204,810	(848,603)	15,724,693
Infrastructure	116,443,145	553,535	-	116,996,680
Intangibles	8,827,781	93,478	-	8,921,259
Total capital assets, being depreciated	228,634,878	8,145,861	(2,849,968)	233,930,771
Less accumulated depreciation for:				
Buildings	(16,284,588)	(1,289,940)	14,010	(17,560,518)
Improvements other than building	(22,828,205)	(1,207,787)	-	(24,035,992)
Vehicles and equipment	(9,194,313)	(1,408,136)	834,073	(9,768,376)
Infrastructure	(93,486,831)	(1,942,910)	-	(95,429,741)
Intangibles	(362,028)	(3,390)	-	(365,418)
Total accumulated depreciation	(142,155,965)	(5,852,163)	848,083	(147,160,045)
Total capital assets, being depreciated, net	86,478,913	2,293,698	(2,001,885)	86,770,726
Governmental activities capital assets, net	$ 339,649,014	$ 13,606,031	$ (9,927,663)	$ 343,327,382
Business-type activities:				
Capital assets, not being depreciated:				
Land and water rights	$ 22,245,188	$ 92,000	$ -	$ 22,337,188
Construction in progress	17,743,555	22,823,472	(1,062,349)	39,504,678
Art	109,214	-	-	109,214
Total capital assets, not being depreciated	40,097,957	22,915,472	(1,062,349)	61,951,080
Capital assets, being depreciated:				
Right to Use Asset	-	3,380,984	-	3,380,984
Buildings	26,241,328	-	-	26,241,328
Improvements other than building	112,582,307	2,097,559	-	114,679,866
Vehicles and equipment	36,891,590	225,042	(336,942)	36,779,690
Intangibles	86,455	-	-	86,455
Total capital assets, being depreciated	175,801,680	5,703,585	(336,942)	181,168,323
Less accumulated depreciation for:				
Right to Use Asset	-	(42,262)	-	(42,262)
Buildings	(7,846,572)	(747,486)	-	(8,594,058)
Improvements other than building	(51,669,888)	(3,160,110)	-	(54,829,998)
Vehicles and equipment	(16,374,785)	(3,169,089)	313,451	(19,230,423)
Intangibles	(66,160)	(4,367)	-	(70,527)
Total accumulated depreciation	(75,957,405)	(7,123,314)	313,451	(82,767,268)
Total capital assets, being depreciated, net	99,844,275	(1,419,729)	(23,491)	98,401,055
Business-type activities capital assets, net	$ 139,942,232	$ 21,495,743	$ (1,085,840)	$ 160,352,135

*Beginning Balance restated, see Note R.

NOTE E – LONG-TERM OBLIGATIONS

The following is a summary of changes in long-term obligations for the year ended June 30, 2020:

	Beginning Balance July 1, 2019	Additions	Reductions	Amortization	Ending Balance June 30, 2020	Due Within One Year
Governmental activities:						
General obligation bonds:						
2009 series-principal	$ 4,580,000	$ -	$ (4,580,000)	$ -	$ -	$ -
2009 series-premium/discount	60,874	-	-	(60,874)	-	-
2010B series-principal	2,665,000	-	(2,665,000)	-	-	-
2010B series-premium	34,947	-	-	(34,947)	-	-
2013A series-principal	4,650,000	-	(455,000)	-	4,195,000	465,000
2013A series-premium	55,887	-	-	(6,318)	49,569	-
2017 series-principal	22,155,000	-	(1,335,000)	-	20,820,000	1,385,000
2017 series-premium	2,460,331	-	-	(195,264)	2,265,067	-
2019 series-principal	48,290,000	-	(2,860,000)	-	45,430,000	2,795,000
2019 series-premium	6,680,616	-	-	(457,491)	6,223,125	-
2020 series-principal	-	9,470,000	-	-	9,470,000	1,385,000
2020 series-premium	-	1,298,465	-	(13,049)	1,285,416	-
Total general obligation bonds	91,632,655	10,768,465	(11,895,000)	(767,943)	89,738,177	6,030,000
Revenue bonds:						
Sales tax revenue bonds						
2014A refunding-principal	2,090,000	-	(1,025,000)	-	1,065,000	1,065,000
2014A refunding-premium	150,716	-	-	(76,725)	73,991	-
2014B series-principal	5,375,000	-	-	-	5,375,000	-
2014B series-premium	112,065	-	-	(11,241)	100,824	-
2015 series-principal	9,035,000	-	(680,000)	-	8,355,000	710,000
2015 series-premium	441,236	-	-	(40,222)	401,014	-
2017 series-principal	28,275,000	-	(1,670,000)	-	26,605,000	1,755,000
2017 series-premium	2,930,668	-	-	(225,960)	2,704,708	-
2019 series-principal	26,775,000	-	(1,250,000)	-	25,525,000	1,325,000
2019 series-premium	3,420,405	-	-	(236,359)	3,184,046	-
Total revenue bonds	78,605,090	-	(4,625,000)	(590,507)	73,389,583	4,855,000
Compensated absences	855,210	708,515	(615,524)	-	948,201	705,010
Total governmental activities	$171,092,955	$ 11,476,980	$ (17,135,524)	$ (1,358,450)	$164,075,961	$ 11,590,010

NOTE E – LONG-TERM OBLIGATIONS, Continued

	Beginning Balance July 1, 2019	Additions	Reductions	Amortization	Ending Balance June 30, 2020	Due Within One Year
Business-type activities:						
2009A water revenue	$ 1,375,000	$ -	$ (125,000)	$ -	$ 1,250,000	$ 125,000
2009C water revenue	10,135,000	-	(10,135,000)	-	-	-
2010 water revenue	5,815,000	-	(5,815,000)	-	-	-
2010 water revenue-premium	326,666	-	-	(326,666)	-	-
2012 water revenue	2,495,000	-	(280,000)	-	2,215,000	290,000
2012 water revenue-premium	165,816	-	-	(20,812)	145,004	-
2012B water revenue refunding	5,525,000	-	-	-	5,525,000	-
2012B water revenue-premium	69,823	-	-	(8,245)	61,578	-
2013A water revenue refunding	1,735,000	-	(235,000)	-	1,500,000	240,000
2013A water revenue-prem/disc	18,929	-	-	(2,926)	16,003	-
2014 water revenue	4,115,000	-	-	-	4,115,000	-
2014 water revenue-premium	130,255	-	-	(18,695)	111,560	-
2020 water revenue	-	75,515,000	-	-	75,515,000	2,020,000
2020 water revenue-premium	-	9,802,442	-	(19,271)	9,783,171	-
Total revenue bonds	31,906,489	85,317,442	(16,590,000)	(396,615)	100,237,316	2,675,000
Compensated absences	371,848	328,958	(287,844)	-	412,962	287,365
Contract payable	-	3,380,985	(200,000)	-	3,180,985	141,311
Total business-type activities	$ 32,278,337	$ 89,027,385	$ (17,077,844)	$ (396,615)	$103,831,263	$ 3,103,676

Internal service funds predominantly serve the governmental funds. Accordingly, long-term liabilities for these funds are included as part of the above totals for governmental activities. At yearend $59,024 of internal service fund compensated absences are included in the above amounts. Also, for the governmental activities compensated absences are liquidated by the general fund.

The City has complied with all revenue bond covenants.

Redevelopment Agency Capital Projects Funds and Bonds

The City maintains special revenue and capital project funds for the Main Street Redevelopment Agency and the Lower Park Avenue Redevelopment Agency. For the fiscal year ended June 30, 2020, the tax increment collected by the Main Street Redevelopment Agency was $298,041 and the tax contributions from other governments were $997,788. The tax increment collected by the Lower Park Avenue Redevelopment Agency was $825,911 and the tax contributions from other governments were $2,765,007. The tax increment paid to another taxing agency by the Main Street Redevelopment Agency and by the Lower Park Avenue Redevelopment Agency was $226,363 and $541,725, respectively.

During the fiscal year, the Lower Park Avenue Redevelopment Agency expended $30,814 for site improvements and $61,250 for economic development. The Main Street Redevelopment Agency expended $173 for site improvements, $32,223 for economic development.

NOTE E – LONG-TERM OBLIGATIONS, Continued

General Obligation Bonds

On August 28, 2013, the City issued General Obligation Bonds Series 2013A in the par amount of $7,170,000, a premium of $92,774 and issuance costs of $98,614. Pursuant to a special bond election held on November 6, 2007, the proceeds of the bonds were used to acquire, construct, improve and modify pathways, roads and related improvements for use by pedestrians and cyclists. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund.

On June 6, 2017, the City issued General Obligation Bonds Series 2017 in the amount of $25,000,000 plus a premium of $2,863,698 and bond issuance costs of $155,239 pursuant to a bond election held on November 8, 2016. The proceeds of the bonds were used to acquire, improve and forever preserve open space, park and recreational land located in Bonanza Flats. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund.

The debt service requirements for the bonds at June 30, 2020 were as follows:

Fiscal Year Ending June 30,	Series 2013A Dated August 28, 2013 $7,170,000 @ 2.00% to 3.25% per annum paid semi-annually (Nov. & May)		Series 2017 Dated June 6, 2017 $25,000,000 @ 3.00% to 5.00% per annum paid semi-annually (Feb. & Aug.)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2021	$ 465,000	$ 120,313	$ 1,385,000	$ 843,600
2022	480,000	109,850	1,440,000	774,350
2023	500,000	97,850	1,500,000	702,350
2024	515,000	84,100	1,560,000	627,350
2025	530,000	69,938	1,625,000	549,350
2026	550,000	54,036	1,685,000	468,100
2027	565,000	37,538	1,755,000	383,850
2028	590,000	19,175	1,825,000	296,100
2029	-	-	1,900,000	241,350
2030	-	-	1,975,000	184,350
2031	-	-	2,055,000	125,100
2032	-	-	2,115,000	63,450
Total	4,195,000	592,800	20,820,000	5,259,300
Plus unamortized premium	49,569	-	2,265,067	-
Total	$ 4,244,569	$ 592,800	$ 23,085,067	$ 5,259,300

NOTE E – LONG-TERM OBLIGATIONS, Continued

General Obligation Bonds, Continued

On March 5, 2019, the City issued General Obligation Bonds Series 2019 in the par amount of $48,290,000, a premium of $6,827,264 and issuance costs of $215,508. Pursuant to a special bond election held on November 6, 2018, the proceeds of the bonds were used to acquire, improve and forever preserve open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture. The bonds currently refunded $4,290,000 principal of the City's General Obligation Bonds Series 2008, plus $67,993 interest. For government-wide reporting, the gain on refunding is reported as a deferred inflow of resources and amortized over the life of the bond. Repayments are made from property tax revenues and recorded in the Park City General Obligation Debt Service Fund.

On May 6, 2020, the City issued General Obligation Bonds Series 2020 in the par amount of $9,470,000, a premium of $1,298,465 and issuance costs of $83,373. Pursuant to a special bond election held on November 6, 2018, the proceeds of the bonds were used to acquire, improve and forever preserve open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture. The 2020 Bonds were the last block of bonds to be issued from the 2018 bond election. The bonds currently refunded $3,730,000 and $2,255,000 principal of the City's General Obligation Bonds Series 2009 and Series 2010B, respectively, plus $1,991 and 1,562 interest, respectively. For government-wide reporting, the gain on refunding is reported as a deferred inflow of resources and amortized over the life of the bond. Repayments are made from property tax revenues and recorded in the Park City General Obligation Debt Service Fund.

The debt service requirements for the bonds at June 30, 2020 were as follows:

Fiscal Year Ending June 30,	Series 2019 Dated March 5, 2019 $48,290,000 @ 3.00% to 5.00% per annum paid semiannually (February and August)		Series 2020 Dated May 6, 2020 $9,470,000 @ 2.125% to 5.00% per annum paid semiannually (May and November)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2021	$ 2,795,000	$ 2,081,900	$ 1,385,000	$ 434,468
2022	2,945,000	1,942,150	1,435,000	371,337
2023	3,090,000	1,794,900	1,500,000	299,588
2024	3,245,000	1,640,400	1,570,000	224,587
2025	3,405,000	1,478,150	615,000	146,088
2026	2,730,000	1,307,900	240,000	115,337
2027	2,870,000	1,171,400	250,000	103,338
2028	3,015,000	1,027,900	265,000	90,837
2029	3,165,000	877,150	275,000	77,588
2030	3,320,000	718,900	290,000	63,837
2031	3,490,000	552,900	305,000	49,338
2032	3,625,000	413,300	320,000	37,137
2033	3,810,000	232,050	330,000	27,538
2034	3,925,000	117,750	340,000	17,637
2035	-	-	350,000	7,445
Total	45,430,000	15,356,750	9,470,000	2,066,100
Plus unamortized premium	6,223,125	-	1,285,416	-
Total	$ 51,653,125	$ 15,356,750	$ 10,755,416	$ 2,066,100

NOTE E – LONG-TERM OBLIGATIONS, Continued

Defeasance of Debt

On May 6, 2020 the City issued $9,470,000 in General Obligation Bonds Series 2020 with an interest rate of 2.125 to 5.00 percent. The bond proceeds were used for a current refunding of $3,730,000 and $2,255,000 of outstanding General Obligation Bonds Series 2009 and 2010B, respectively with an interest rate of 3.00 to 4.00 percent and 1.10 to 5.25 percent, respectively. An aggregate amount of $3,779,083 (representing $3,408,835 of proceeds together with a premium of $370,248) currently refunded the General Obligation Bonds Series 2009 and an aggregate amount of $2,185,037 (representing $1,961,165 proceeds with a premium of $223,872) currently refunded the General Obligation Bonds Series 2010B. In addition, the City obtained an economic gain (difference between the present value of the debt service payments on the old and new debt) to the City of approximately $363,074. The refunding also decreased the City's total debt service payments over the next five years by approximately $382,297. For government-wide reporting the reacquisition price of the Series 2020 bonds was less than the net carrying amount of the 2009 and 2010B Series bonds resulting in a gain on refunding of $48,313 and $28,970, respectively. The gain on refunding was recorded as a deferred inflow of resources and amortized over the remaining four-year and five-year life of the debt.

Sales Tax Revenue and Refunding Bonds

On September 11, 2014, the City issued Sales Tax Revenue Refunding Bonds, Series 2014A in the amount of $6,725,000 plus a premium of $518,996. The proceeds from the Series 2014A Revenue Refunding Bonds plus $67,358 of City funds were used to refund $7,130,000 of the Sales Tax Revenue Bonds Series 2005A, plus $71,574 interest. For government-wide reporting, the gain on refunding is reported as a deferred inflow of resources and amortized over the life of the bond.

On September 11, 2014, the City issued Sales Tax Revenue Bonds, Series 2014B in the amount of $5,375,000 plus a premium of $166,022. The proceeds from the sale of the Series 2014B Sales Tax Revenue Bonds were used for the purpose of financing the cost associated with improvements and acquisition of open space.

The debt service requirements for the bonds at June 30, 2020 were as follows:

Fiscal Year Ending June 30,	Series 2014A Dated September 11, 2014 $6,725,000 @ 2.00% to 4.00% per annum paid semiannually (June and December)		Series 2014B, $5,375,000 Dated September 11, 2014 $5,375,000 @ 3.00% to 3.25% per annum paid semiannually (June and December)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2021	$ 1,065,000	$ 21,300	$ -	$ 164,912
2022	-	-	605,000	164,912
2023	-	-	625,000	146,763
2024	-	-	640,000	128,013
2025	-	-	660,000	108,813
2026	-	-	680,000	89,013
2027	-	-	700,000	68,613
2028	-	-	720,000	47,612
2029	-	-	745,000	24,212
Total	1,065,000	21,300	5,375,000	942,863
Plus unamortized premium	73,991	-	100,824	-
Total	$ 1,138,991	$ 21,300	$ 5,475,824	$ 942,863

NOTE E – LONG-TERM OBLIGATIONS, Continued

Sales Tax Revenue and Refunding Bonds, Continued

On May 12, 2015, the City issued Sales Tax Revenue Bonds, Series 2015 in the amount of $11,600,000 plus a premium of $607,524. The proceeds from the sale of the bonds were used for the purpose of financing the cost associated with improvements and acquisition of open space.

On November 11, 2017, the City issued Sales Tax Revenue Bonds, Series 2017 in the amount of $31,940,000 plus a premium of $3,287,871. The proceeds from the sale of the bonds were used for the purpose of financing the acquisition and construction of affordable housing units; land acquisition; parking, plaza and walkway improvements; road improvements; open space acquisition; and parks and community center improvements.

The debt service requirements for the bonds at June 30, 2020 were as follows:

Fiscal Year Ending June 30,	Series 2015 Dated May 12, 2015 $11,600,000 @ 2.00% to 4.00% per annum paid semiannually (June and December)		Series 2017 Dated November 11, 2017 $31,940,000 @ 2.85% to 5.00% per annum paid semiannually (June and December)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2021	$ 710,000	$ 292,925	$ 1,755,000	$ 1,015,853
2022	735,000	264,525	1,780,000	989,527
2023	765,000	235,125	1,870,000	900,527
2024	795,000	204,525	1,965,000	807,028
2025	820,000	180,675	2,060,000	708,778
2026	845,000	156,075	2,165,000	605,777
2027	880,000	122,275	2,275,000	497,528
2028	905,000	95,875	2,385,000	383,777
2029	930,000	68,725	2,480,000	288,378
2030	970,000	31,525	2,555,000	213,977
2031	-	-	2,620,000	147,548
2032	-	-	2,695,000	76,807
Total	8,355,000	1,652,250	26,605,000	6,635,505
Plus unamortized premium	401,014	-	2,704,708	-
Total	$ 8,756,014	$ 1,652,250	$ 29,309,708	$ 6,635,505

NOTE E – LONG-TERM OBLIGATIONS, Continued

Sales Tax Revenue and Refunding Bonds, Continued

On February 21, 2019 the City issued Sales Tax Revenue Bonds, Series 2019 in the amount of $26,775,000 plus a premium of $3,495,522. The proceeds from the sale of the bonds were used for the purpose of financing a portion of the cost of a revolving program of acquiring and constructing affordable housing units, parking and plaza improvements, road improvements, open space acquisition, and park, recreation and community center improvements.

The debt service requirements for the bonds at June 30, 2020 were as follows:

Fiscal Year Ending June 30,	Series 2019 Dated February 21, 2019 $26,775,000 @ 3.00% to 5.00% per annum paid semiannually (June and December) PRINCIPAL	INTEREST
2021	$ 1,325,000	$ 1,081,375
2022	1,400,000	1,013,250
2023	1,475,000	941,375
2024	1,550,000	865,750
2025	1,600,000	811,000
2026	1,650,000	753,750
2027	1,750,000	668,750
2028	1,825,000	579,375
2029	1,925,000	485,625
2030	2,025,000	386,875
2031	2,125,000	293,750
2032	2,200,000	207,250
2033	2,300,000	117,250
2034	2,375,000	35,625
Total	25,525,000	8,241,000
Plus unamortized premium	3,184,046	-
Total	$ 28,709,046	$ 8,241,000

The Series 2014A, 2014B, 2015, 2017 and 2019 Bonds are special limited obligations of the City, payable solely from and secured solely by a pledge of revenues from (1) 100 percent of the revenues received by the City from the local sales and use tax levied by the City pursuant to the Utah Local Sales and Use Tax Act, Title 59, Chapter 12, Part 2, Utah Code and (2) 100 percent of the revenues received by the City from the resort communities tax levied by the City pursuant to Title 59, Chapter 12, Part 4 of the Utah Code. The bonds do not constitute a pledge of the ad valorem taxing power or the full faith and credit of the City. More detailed information about pledged-revenue coverage is presented in Schedule 18 in the Statistical Section of this report.

The Series 2017 and 2019 Bonds are additionally payable solely from and secured solely by a pledge of revenues from 100 percent of the revenues received by the City from the municipal transient room tax levied by the City pursuant to Title 59, Chapter 12, Part 3A, Utah Code.

NOTE E – LONG-TERM OBLIGATIONS, Continued

Water Revenue Refunding Bonds

On December 14, 2012, the City issued the par amount of $5,525,000 in Water Revenue and Refunding Bonds Series 2012B plus a premium of $123,766. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund $390,000 principal of outstanding Water Revenue Bonds Series 2006 plus interest of $5,650. New money in the amount of $4,600,000 was received to finance the construction of culinary water system improvements. The bonds incurred bond issuance costs of $100,848, which were recognized as an expense in the period incurred. Repayments on the debt are made from the net revenues of the Water Fund.

On February 21, 2013, the City issued the par amount of $3,045,000 in Water Revenue and Refunding Bonds Series 2013 A and B plus a premium of $37,518. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund $3,029,000 principal of outstanding Water Revenue Bonds Series 2006 plus interest of $63,609. The bonds incurred bond issue costs of $74,516, which were recognized as an expense in the period incurred. Repayments on the debt are made from the net revenues of the Water Fund.

The debt service requirements for the water refunding bonds at June 30, 2020 were as follows:

Fiscal Year Ending June 30,	Series 2012B Dated December 14, 2012 $5,525,000 @ 2.25% per annum paid semiannually (June and December) PRINCIPAL	INTEREST	Series 2013A Dated February 21, 2013 $3,045,000 @ 2.00% per annum paid semiannually (June and December) PRINCIPAL	INTEREST
2021	$ -	$ 124,312	$ 240,000	$ 27,600
2022	-	124,313	245,000	22,750
2023	-	124,312	245,000	17,850
2024	-	124,313	250,000	12,900
2025	-	124,312	255,000	7,850
2026	-	124,313	265,000	2,650
2027	2,525,000	95,906	-	-
2028	3,000,000	33,750	-	-
Total	5,525,000	875,531	1,500,000	91,600
Plus unamortized premium/discount	61,578	-	16,003	-
Total	$ 5,586,578	$ 875,531	$ 1,516,003	$ 91,600

NOTE E – LONG-TERM OBLIGATIONS, Continued

Water Revenue Refunding Bonds, Continued

On June 16, 2020, the City issued the par amount of $75,515,000 in Water Revenue Bonds Series 2020 plus a premium of $9,802,442. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund $8,235,000 and $4,945,000 of outstanding Water Revenue Bonds Series 2009C and 2010, respectively plus interest of $225,484 and $99,449, respectively. New money in the amount of $66,620,000 was received to finance construction of water system infrastructure. The bonds incurred bond issue costs of $333,785, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund.

The debt service requirements for these bonds at June 30, 2020 were as follows:

Fiscal Year Ending June 30,	Series 2020 Dated June 16, 2020 $75,515,000 @ 2.125% to 5.00% per annum paid semiannually (June and December) PRINCIPAL	INTEREST
2021	$ 2,020,000	$ 2,521,928
2022	2,125,000	2,425,469
2023	2,250,000	2,316,094
2024	2,325,000	2,201,719
2025	175,000	2,139,219
2026	-	2,134,844
2027	1,945,000	2,086,219
2028	2,000,000	1,987,594
2029	4,250,000	1,831,344
2030	4,475,000	1,612,219
2031	4,700,000	1,383,844
2032	4,875,000	1,193,219
2033	5,025,000	1,044,719
2034	5,175,000	891,719
2035	5,350,000	733,844
2036	5,500,000	571,094
2037	5,650,000	432,094
2038	5,775,000	314,234
2039	5,875,000	190,453
2040	6,025,000	64,022
Total	75,515,000	28,075,888
Plus unamortized premium	9,783,171	-
Total	$ 85,298,171	$ 28,075,888

NOTE E – LONG-TERM OBLIGATIONS, Continued

Defeasance of Debt

On June 16, 2020 the City issued $75,515,000 in Water Revenue and Refunding Bonds Series 2020 with an interest rate of 2.125 to 5.00 percent. The bond proceeds were used for a current refunding of $8,235,000 and $4,945,000 of outstanding Water Revenue Bonds Series 2009C and 2010, respectively with an interest rate of 4.70 to 5.25 percent and 2.00 to 4.00 percent, respectively. An aggregate amount of $8,279,850 (representing $5,385,915 of proceeds together with a premium of $537,781 and debt reserve funds of $2,356,154) currently refunded the Water Revenue Bond Series 2009C and an aggregate amount of $4,974,011 (representing $3,509,086 of proceeds with a premium of $350,380 and debt reserve funds of $1,114,545) currently refunded the Water Revenue Bond Series 2010. In addition, the City obtained an economic gain (difference between the present value of the debt service payments on the old and new debt) to the City of approximately $4,324,300. The refunding also decreased the City's total debt service payments over the next five years by approximately $4,581,097. For government-wide reporting the reacquisition price of the Series 2020 bonds was less than the net carrying amount of the 2010 Series bonds resulting in a gain on refunding of $266,960. The gain on refunding was recorded as a deferred inflow of resources and amortized over the remaining five-year life of the refunded debt.

Water Revenue Bonds

On May 31, 2012, the City issued the par amount of $4,160,000 in Water Revenue Bonds Series 2012 plus a premium of $313,211 to finance the construction of water system infrastructure. The premium was deferred and amortized over the life of the bond on an effective interest basis. Repayments on the debt are made from net revenues of the Water Fund.

On June 25, 2014, the City issued the par amount of $4,115,000 in Water Revenue Bonds Series 2014 plus a premium of $223,986 to finance construction of water system infrastructure. The premium was deferred and amortized over the life of the bond on an effective interest basis. The bonds incurred bond issue costs of $93,218, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund.

The debt service requirements for these bonds at June 30, 2020 were as follows:

Fiscal Year Ending June 30,	Series 2012 Dated May 31, 2012 $4,160,000 @ 2.00% to 4.00% per annum paid semiannually (June and December) PRINCIPAL	INTEREST	Series 2014 Dated June 25, 2014 $4,115,000 @ 3.25% per annum paid semiannually (June and December) PRINCIPAL	INTEREST
2021	$ 290,000	$ 69,850	$ -	$ 133,737
2022	300,000	61,150	-	133,738
2023	310,000	52,150	-	133,738
2024	315,000	42,850	-	133,738
2025	325,000	33,400	2,350,000	133,738
2026	335,000	23,650	1,765,000	57,362
2027	340,000	13,600	-	-
Total	2,215,000	296,650	4,115,000	726,051
Plus unamortized premium	145,004	-	111,560	-
Total	$ 2,360,004	$ 296,650	$ 4,226,560	$ 726,051

NOTE E – LONG-TERM OBLIGATIONS, Continued

Water Revenue Bonds, Continued

On July 14, 2009, the City issued the par amount of $2,500,000 in Taxable Water Revenue Bonds Series 2009A to finance the construction of drinking water system improvements. The bonds bear no interest and the principal payment of $125,000 is paid annually beginning July 15, 2010 and ending July 15, 2029. Repayments on the debt are made from the net revenues of the Water Fund. The outstanding balance at June 30, 2020 is $1,375,000.

Annual Debt Service

The annual debt service requirements for all long-term debt outstanding as of June 30, 2020 by activity are as follows:

Fiscal	Governmental Activities		
Year Ending June 30,	General Obligation Bonds	Revenue Bonds	Business-Type Activities
Principal			
2021	$ 6,030,000	$ 4,855,000	$ 2,675,000
2022	6,300,000	4,520,000	2,795,000
2023	6,590,000	4,735,000	2,930,000
2024	6,890,000	4,950,000	3,015,000
2025	6,175,000	5,140,000	3,230,000
2026-2030	27,265,000	28,410,000	21,525,000
2031-2035	20,665,000	14,315,000	25,125,000
2036-2040	-	-	28,825,000
Total	79,915,000	66,925,000	90,120,000
Plus unamortized premium/discount	9,823,177	6,464,583	10,117,316
Total	$ 89,738,177	$ 73,389,583	$100,237,316
Interest			
2021	$ 3,480,281	$ 2,576,365	$ 2,877,427
2022	3,197,688	2,432,215	2,767,420
2023	2,894,688	2,223,791	2,644,144
2024	2,576,438	2,005,316	2,515,520
2025	2,243,526	1,809,266	2,438,519
2026-2030	7,238,686	5,567,738	10,004,450
2031-2035	1,643,635	878,227	5,247,343
2036-2040	-	-	1,571,891
Total	$ 23,274,942	$ 17,492,918	$ 30,066,714

NOTE E – LONG-TERM OBLIGATIONS, Continued

Other Debt

The City entered into an agreement with Weber Basin Water Conservancy District for the right to share in the existing capacity in the East Canyon Water Treatment Plan and Highway 40 System. In return, the City agreed to make an annual payment of $200,000 per year beginning January 1, 2020 through January 1, 2039. The contract payable has an effective interest rate of 1.8 percent per annum. The debt service requirements for the contracts payable at June 30, 2020 were as follows:

Fiscal Year Ending June 30,	PRINCIPAL	INTEREST
2021	$ 141,311	$ 58,689
2022	143,918	56,082
2023	146,573	53,427
2024	149,278	50,722
2025	152,032	47,968
2026	154,837	45,163
2027	157,693	42,307
2028	160,603	39,397
2029	163,566	36,434
2030	166,584	33,416
2031	169,657	30,343
2032	172,788	27,212
2033	175,975	24,024
2034	179,222	20,778
2035	182,529	17,471
2036	185,897	14,104
2037	189,326	10,674
2038	192,819	7,181
2039	196,377	3,623
Total	$ 3,180,985	$ 619,015

NOTE F – RETIREMENT PLANS

General Information about the Pension Plan

Plan description: Eligible plan participants are provided with pensions through the Utah Retirement Systems (Systems). The Systems are comprised of the following pension trust funds:

Defined Benefit Plans

- Public Employees Noncontributory Retirement System (Noncontributory System) is a multiple-employer, cost-sharing, public employee retirement system;
- Public Employees Contributory Retirement System (Contributory System) is a multiple-employer, cost-sharing, public employee retirement system;
- Public Safety Retirement System (Public Safety System) is a multiple-employer, cost-sharing, public employee retirement system;
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple-employer, cost-sharing, public employee retirement system;
- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System) is a multiple-employer, cost-sharing, public employee retirement system.

NOTE F – RETIREMENT PLANS, Continued

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Systems, are members of the Tier 2 Retirement System.

The Systems are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board (Board), whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. The Systems are a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

The Systems issue a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S., Salt Lake City, Utah 84102 or visiting the website: www.urs.org.

Benefits provided: The Systems provide retirement, disability, and death benefits. Retirement benefits are as follows:

System	Final average salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.00% per year all years	Up to 4.00%
Contributory System	Highest 5 years	30 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.25% per year to June 1975; 2.00% per year July 1975 to present	Up to 4.00%
Public Safety System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.50% per year up to 20 years; 2.00% per year over 20 years	Up to 2.50% or 4.00% depending upon employer
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.50% per year all years	Up to 2.50%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.50% per year to June 2020; 2.00% per year July 2020 to present	Up to 2.50%

* Actuarial reductions are applied.
**All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

Contribution Rate Summary

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Systems' Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability.

NOTE F – RETIREMENT PLANS, Continued

Contribution rates as of June 30, 2020 are as follows:

		Employee	Employer	Employer 401(k)
Contributory System				
11	Local Government Div - Tier 1	6.00	14.46	N/A
111	Local Government Div - Tier 2*	N/A	15.66	1.03
Noncontributory System				
15	Local Government Div - Tier 1	N/A	18.47	N/A
Public Safety System				
Contributory				
122	Tier 2 DB Hybrid Public Safety*	N/A	23.13	0.70
Noncontributory				
43	Other Div A with 2.50% COLA	N/A	34.04	N/A
Tier 2 Defined Contribution Only*				
211	Local Government	N/A	6.69	10.00
222	Public Safety	N/A	11.83	12.00

*Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For the fiscal year ended June 30, 2020, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	$ 1,279,250	$ N/A
Contributory System	98,228	40,759
Public Safety System	741,934	-
Tier 2 Public Employees Systems	1,568,428	-
Tier 2 Public Safety and Firefighter	53,529	-
Tier 2 DC Only System	108,323	N/A
Tier 2 DC Public Safety and Firefighter System	9,069	N/A
Total Contributions	$ 3,858,761	$ 40,759

Contributions reported are the Systems' Board approved required contributions by the System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

NOTE F – RETIREMENT PLANS, Continued

Combined Pension Assets, Liabilities, Expense, Deferred Outflows and Inflows of Resources Related to Pensions

At June 30, 2020, the City reported no net pension asset and a net pension liability of $7,174,185.

	(Measurement Date): December 31, 2019				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2018	Change (Decrease)
Noncontributory System	$ -	$ 4,505,576	1.1954718 %	1.2132077 %	(0.0177359) %
Contributory System	-	288,055	4.3953469	4.4140715	(0.0187246)
Public Safety System	-	2,212,323	1.3778642	1.3792220	(0.0013578)
Firefighters System	-	-	-	-	-
Judges Retirement System	-	-	-	-	-
Governors & Legislators Plan	-	-	-	-	-
Tier 2 Public Employees	-	156,336	0.6951133	0.6795699	0.0155434
Tier 2 Public Safety and Firefighter	-	11,895	0.1264583	0.1535009	(0.0270426)
	$ -	$ 7,174,185			

The net pension asset and liability were measured as of December 31, 2019, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2019 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the Systems during the plan year.

For the fiscal year ended June 30, 2020, the City recognized pension expense of $4,223,435. The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 495,601	$ 165,616
Changes in assumptions	622,259	4,600
Net difference between projected and actual earnings on pension plan investments	-	3,876,114
Changes in proportion and differences between contributions and proportionate share of contributions	289,614	109,007
Contributions subsequent to the measurement date	1,907,942	-
	$ 3,315,416	$ 4,155,337

$1,907,942 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal yearend, but subsequent to the measurement date of December 31, 2019.

NOTE F – RETIREMENT PLANS, Continued

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources	
2020	$	(586,534)
2021		(909,454)
2022		79,643
2023		(1,453,484)
2024		17,306
Thereafter		104,661

<u>Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources</u>

For the fiscal year ended June 30, 2020, the City recognized pension expense of $2,345,231. The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

		Deferred Outflows of Resources		Deferred Inflows of Resources
Differences between expected and actual experience	$	409,835	$	64,719
Changes in assumptions		477,193		-
Net difference between projected and actual earnings on pension plan investments				2,278,510
Changes in proportion and differences between contributions and proportionate share of contributions		144,304		88,394
Contributions subsequent to the measurement date		609,088		-
	$	1,640,420	$	2,431,623

$609,088 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal yearend, but subsequent to the measurement date of December 31, 2019.

NOTE F – RETIREMENT PLANS, Continued

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2020	$ (105,481)
2021	(484,245)
2022	55,684
2023	(866,250)
2024	-
Thereafter	-

Contributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2020, the City recognized pension expense of $(81,545). The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ -
Changes in assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	-	719,068
Changes in proportion and differences between contributions and proportionate share of contributions	-	-
Contributions subsequent to the measurement date	44,776	-
	$ 44,776	$ 719,068

$44,776 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal yearend, but subsequent to the measurement date of December 31, 2019.

NOTE F – RETIREMENT PLANS, Continued

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources	
2020	$	(254,504)
2021		(209,470)
2022		13,173
2023		(268,267)
2024		-
Thereafter		-

Public Safety System Pension Expense, and Deferred Outflows and Inflows of Resources
For the fiscal year ended June 30, 2020, the City recognized pension expense of $1,044,710. The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

		Deferred Outflows of Resources		Deferred Inflows of Resources
Differences between expected and actual experience	$	38,475	$	47,239
Changes in assumptions		75,486		-
Net difference between projected and actual earnings on pension plan investments		-		755,437
Changes in proportion and differences between contributions and proportionate share of contributions		12,731		20,613
Contributions subsequent to the measurement date		373,184		-
	$	499,876	$	823,289

$373,184 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal yearend, but subsequent to the measurement date of December 31, 2019.

NOTE F – RETIREMENT PLANS, Continued

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources	
2020	$	(210,646)
2021		(202,225)
2022		3,317
2023		(287,042)
2024		-
Thereafter		-

<u>Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources</u>

For the fiscal year ended June 30, 2020, the City recognized pension expense of $879,243. The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

		Deferred Outflows of Resources		Deferred Inflows of Resources
Differences between expected and actual experience	$	43,735	$	53,654
Changes in assumptions		66,755		4,493
Net difference between projected and actual earnings on pension plan investments		-		120,175
Changes in proportion and differences between contrib-tions and proportionate share of contributions		120,180		-
Contributions subsequent to the measurement date		847,422		-
	$	1,078,092	$	178,322

$847,422 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal yearend, but subsequent to the measurement date of December 31, 2019.

NOTE F – RETIREMENT PLANS, Continued

These contributions will be recognized as a reduction of the net pension liability in the upcoming year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,		Net Deferred Outflows (Inflows) of Resources
2020	$	(16,357)
2021		(14,018)
2022		6,514
2023		(32,002)
2024		16,078
Thereafter		92,133

<u>Tier 2 Public Safety and Firefighter Pension Expense, and Deferred Outflows and Inflows of Resources</u>

For the fiscal year ended June 30, 2020, the City recognized pension expense of $35,797. The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

		Deferred Outflows of Resources		Deferred Inflows of Resources
Differences between expected and actual experience	$	3,556	$	4
Changes in assumptions		2,825		107
Net difference between projected and actual earnings on pension plan investments		-		2,924
Changes in proportion and differences between contrib-tions and proportionate share of contributions		12,399		-
Contributions subsequent to the measurement date		33,472		-
	$	52,252	$	3,035

$33,471 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal yearend, but subsequent to the measurement date of December 31, 2019.

NOTE F – RETIREMENT PLANS, Continued

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources	
2020	$	454
2021		504
2022		955
2023		77
2024		1,228
Thereafter		12,528

Actuarial Assumptions

The total pension liability in the December 31, 2019, actuarial valuation was determined using the following actuarial assumption, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.25 - 9.75 percent, average, including inflation
Investment rate of return	6.95 percent, net of pension plan investment expense, including inflation

Mortality rates were developed from actual experience and mortality tables, based on gender, occupation and age, as appropriate, with adjustments for future improvement in mortality based on Scale AA, a model developed by the Society of Actuaries. The actuarial assumptions used in the January 1, 2019, valuation were based on the results of an actuarial experience study for the five- year period ending December 31, 2016.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

	Expected Return Arithmetic Basis		
Asset Class	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term Expected Portfolio Real Rate of Return
Equity securities	40.000 %	6.15 %	2.46 %
Debt securities	20.000	0.40	0.08
Real assets	15.000	5.75	0.86
Private equity	9.000	9.95	0.89
Absolute return	16.000	2.85	0.46
Cash and cash equivalents	-	-	-
Totals	100.00 %		4.75 %
Inflation			2.50 %
Expected arithmetic nominal return			7.25 %

NOTE F – RETIREMENT PLANS, Continued

The 6.95 percent assumed investment rate of return is comprised of an inflation rate of 2.50 percent, a real return of 4.45 percent that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 6.95 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the Systems' Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. The discount rate remained unchanged at 6.95 percent.

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.95 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.95 percent) or 1 percentage point higher (7.95 percent) than the current rate:

System	1% Decrease or 5.95%	Discount Rate of 6.95%	1% Increase or 7.95%
Noncontributory System	$ 14,072,484	$ 4,505,576	$ (3,473,125)
Contributory System	2,248,780	288,055	(1,365,334)
Public Safety System	5,730,775	2,212,323	(647,097)
Tier 2 Public Employees System	1,348,156	156,336	(764,721)
Tier 2 Public Safety and Firefighter System	42,021	11,895	(10,468)
Total	$ 23,442,216	$ 7,174,185	$ (6,260,745)

Pension plan fiduciary net position: Detailed information about the pension plan's fiduciary net position is available in the separately issued Systems' financial report.

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Systems' Board and are generally supplemental plans to the basic retirement benefits of the Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued Systems' financial report.

The City participates in the following Defined Contribution Savings Plans with the Systems:

- 401(k) Plan
- Roth IRA Plan
- Traditional IRA Plan

NOTE F – RETIREMENT PLANS, Continued

Employee and employer contributions to the Systems Defined Contribution Savings Plans for fiscal year ended June 30, 2020 were as follows:

	2020	2019	2018
401(k) Plan			
Employer Contributions	$ 338,323	$ 298,209	$ 272,906
Employee Contributions	-	-	-
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	13,595	15,920	16,770
Traditional IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	-	-	50

NOTE G - DEFINED CONTRIBUTION PLANS

Section 401(a) defined contribution money purchase plan
The City sponsors a defined contribution plan under Internal Revenue Code Section 401(a) for all full-time City employees not covered by the Public Safety Retirement System for employers with Social Security coverage.

The ICMA Retirement Corporation (ICMA) administers this plan. The City's total payroll in the fiscal year ended June 30, 2020 was $27,784,720. Of that amount, $5,206,431 was eligible to participate in this plan. The City participated at a rate of 0.50 percent, under City resolution for the year ended June 30, 2020 for employees covered by the State Contributory System retirement plan, 0.50 percent for employees covered by the State Noncontributory System retirement plan, and 18.47 percent under State Statue for a limited number of employees that are exempt from the State plan. During the year ended June 30, 2020 contributions totaling $31,775 or 0.61 percent of covered payroll were made by the City. Employer contributions are fully vested in one year. All contributions were made by the due dates. The 401(a) defined contribution monies are not available to the City or its general creditors. Therefore, no assets or liabilities of the 401(a) defined contribution plan are reflected in the City’s financial statements.

Section 457 deferred compensation plan
The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time City employees, permits them to defer a portion of their salary until future years. Employees are eligible to voluntarily participate from the date of employment and are vested immediately upon participating. The City's total payroll in the fiscal year ended June 30, 2020 was $27,784,720 and the City's covered payroll eligible for this plan totaled $20,359,134. The City participates in employer benefits of $46.15 per pay period for those employees who have chosen single health insurance coverage and match the employees’ voluntary contribution amount at fifty cents on the dollar to a maximum contribution of $900. Contributions totaling $371,200 or 1.82 percent of covered payroll were made by the City and voluntary contributions totaling $815,193 or 4.00 percent of covered payroll were made by employees. All contributions were made by the due dates.

NOTE G - DEFINED CONTRIBUTION PLANS, Continued

All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are held in trust for the exclusive benefit of participants and their beneficiaries, except that expenses and taxes may be paid from the Trust. Participants' rights under the plan are equal to those of general creditors of the City in an amount equal to the fair value of the deferred account for each participant. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

Investments are managed by the plan's administrator under one of seven investment options, or a combination thereof. The choice of the investment option(s) is made by the participants. All of the assets and income of the 457 Plan are held in investment fund trusts by ICMA for the exclusive benefit of the participants or their beneficiaries rather than as assets of the employer. As ICMA is the fiduciary of these assets, the City is no longer required to report the assets.

Loans or notes between the City and the defined contribution plans
There are no securities, loans or notes of the City included in the plans' assets.

NOTE H - COMMITMENTS AND CONTINGENCIES

There are several pending lawsuits in which the City is involved. The City Attorney estimates the potential claims against the City resulting from such litigation not covered by insurance would not materially affect the financial position of the City.

Commitments for major construction and capital improvements projects at June 30, 2020 are as follows:

Capital Projects Funds	$ 1,663,142
Enterprise Funds	$94,505,163

NOTE I– INTERGOVERNMENTAL REVENUES

Intergovernmental revenues were received by governmental fund types for the year ended June 30, 2020. They consist of the following:

State of Utah Class "C" road allotments	$	537,192
State contributions		281,433
County contributions		4,563,319
Federal contributions		5,948,240
Fire District		425,187
School District		2,612,667
Total	$	14,368,038

NOTE J – INTERFUND LOANS

Due to cash flow needs of the Golf Fund to purchase new golf carts, the sum of $125,000 was advanced from the General Fund on April 1, 2017. The advance bears interest at 1.75 percent paid monthly for forty-eight months. The annual repayment requirement for the advance at June 30, 2020 was principal of $24,107 and interest of $176 due June 30, 2021.

NOTE K – RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft or, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During fiscal year 1989, the City established a Self Insurance Fund (an internal service fund) to account for and finance its uninsured risk of loss. Under this program, the Self Insurance Fund provides coverage for up to a maximum of $250,000 per occurrence for general liability, automobile and errors and omissions. The City purchases commercial insurance for claims in excess of coverage provided by the Self Insurance Fund and for all other risks of loss. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years. Liabilities are recorded for any claim or judgment when information available prior to issuance of the financial statements indicates it is probable that an asset has been impaired or a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated.

Unpaid claims as of June 30, 2018	36,595
Incurred claims	292,073
Claim payments	263,311
Unpaid claims as of June 30, 2019	65,357
Incurred claims	347,522
Claim payments	91,404
Unpaid claims as of June 30, 2020	$ 321,475

NOTE L – BUDGET RECONCILIATION

A reconciliation of the original 2019-2020 budget, to the final legally adopted budget for all governmental fund types net of transfers approved in June 2020 is as follows:

	Original Budget	Increase (Decrease)	Budget as Revised
General Fund:			
Revenues	$ 36,921,008	$ (2,979,492)	$ 33,941,516
Expenditures	36,993,400	631,019	37,624,419
Special Revenue Funds:			
Revenues	$ 4,142,000	$ 2,005,000	$ 6,147,000
Expenditures	1,163,968	-	1,163,968
Debt Service Funds:			
Revenues	$ 6,082,341	$ 3,248,563	$ 9,330,904
Expenditures	10,344,900	13,393,634	23,738,534
Capital Projects Funds:			
Revenues	$ 13,174,694	$ 2,335,508	$ 15,510,202
Expenditures	50,324,294	29,551,397	79,875,691

NOTE M – INTERFUND TRANSFERS

Fund Financial Statements

Transfers were made to and from several funds during the course of the year ended June 30, 2020. An interfund transfer is a legally authorized transfer between funds in which one fund is responsible for the initial receipt of funds and another fund is responsible for the actual disbursement. The General Fund transferred $1,285,600 to the Equipment Replacement Capital Projects Fund for future replacement of rolling stock and computer equipment. Several funds transferred a total of $7,419,316 to the Sales Tax Revenue Bond Debt Service Fund to support principal and interest payments on debt. The Sales Tax Revenue Bond Debt Service Fund transferred $217,039 of net bond proceeds to the Capital Improvements Fund for construction project costs. The General Obligation Bond Debt Service Fund transferred $4,651,693 of net bond proceeds to the Capital Improvements Fund for capital project costs. Transfers to the General Fund were comprised of: $1,541,405 from the Water Fund, $100,000 from the Stormwater Fund, $977,397 from the Transportation and Parking Fund and $106,045 from the Golf Fund for administrative expenses for the year ended June 30, 2020.

	Transfers into:					
	Governmental Activities				Business-Type Activities	
	Major Funds					
	General Fund	Capital Improvement Fund	Sales Tax Revenue & Refunding - DSF	Nonmajor Funds	Golf Course Fund	Total
Transfers out from:						
Governmental activities						
Major funds:						
General fund	$ -	$ -	$ 162,477	$ 1,285,600	$ 25,000	$ 1,473,077
Capital improvement fund	-	-	3,682,118	-	-	3,682,118
Sales tax rev & refund - DSF	-	217,039	-	-	-	217,039
General obligation - DSF	-	4,651,693	-	-	-	4,651,693
Nonmajor funds:						
Other funds	-	-	3,574,721	4,282,532	-	7,857,253
Business-type activities						
Water fund	1,541,405	-	-	-	-	1,541,405
Stormwater fund	100,000	-	-	-	-	100,000
Transportation and parking	977,397	-	-	-	-	977,397
Golf course fund	106,045	-	-	-	-	106,045
Total	$ 2,724,847	$ 4,868,732	$ 7,419,316	$ 5,568,132	$ 25,000	$ 20,606,027

Government-Wide Financial Statements

Per GASB Statement No. 34, all interfund transfers within governmental activities and business-type activities are eliminated.

NOTE N - TAXES

Before June 15 of each year, the City sets the property tax rate for various municipal purposes. If the City intends to increase property tax revenues above the tax rate of the previous year, state law requires the City to provide public notice to property owners and hold public hearings. All property taxes levied by the City are assessed and collected by Summit and Wasatch Counties. Property taxes are levied on January 1 on real property values assessed as of the same date. Taxes are due November 30 and delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15 of the following year, a lien is attached to the property and the amount of taxes and penalties bear interest from January 1 until paid.

If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis.

Sales and resort taxes are collected by the State Tax Commission and remitted to the City monthly. Franchise taxes are collected by the telephone, natural gas, electric utilities, cable television and sewer companies and remitted to the City periodically.

NOTE O – UNAVAILABLE REVENUE

Fund Financial Statements

At June 30, 2020, the following unavailable revenues were recorded in the fund financial statements as deferred inflows of resources because the funds were not available to finance expenditures of the current period.

	General	Debt Service - Park City General Obligation	Capital Projects - Capital Improvement Fund	Other Governmental Funds	Total
Miscellaneous loans/ receivable	$ 24,107	$ -	$ 263,386	$ -	$ 287,493
Property tax levied- not yet collected	10,303,762	9,518,281	-	4,881,608	24,703,651
	$ 10,327,869	$ 9,518,281	$ 263,386	$ 4,881,608	$ 24,991,144

NOTE P – CONDUIT DEBT

On May 29, 2015, the City issued $18,885,000 of 2015 Industrial Revenue Refunding Bonds on behalf of the United States Ski and Snowboard Association (USSA), a nonprofit corporation. The bonds refunded $18,695,000 of the 2007 Multi-Mode Variable Rate Revenue Bonds issued on December 18, 2007, on behalf of USSA. The bonds bear interest at a variable rate and mature June 1, 2040. The bonds were used to partially finance the construction of The USSA Center of Excellence, an athletic training and office facility located in Park City. The bonds are secured by a pledge of revenues under the Bond Indenture. Neither the City's General Fund nor the full faith and credit of the City are pledged for the payment of principal or interest on the bonds. Since the bonds do not constitute a debt of the City, they are not reported in the accompanying financial statements. The principal balance of outstanding bonds was $16,017,259 at June 30, 2020.

NOTE Q – POLLUTION REMEDIATION

GAAP addresses accounting and financial reporting standards for pollution (including contamination) remediation obligations, which are obligations to address the current or potential detrimental effects of existing pollution by participating in pollution remediation activities such as site assessments and cleanups. GASB 49 identifies the obligating events, which require the City to estimate the components of expected pollution remediation outlays and determine whether outlays for those components should be accrued as a liability or, if appropriate, capitalized when goods and services are acquired.

The Environmental Protection Agency (USEPA) and UDEQ have been investigating and evaluating mine sites within the Park City area since the early 1980's. In 1988, pursuant to approval of USEPA, Park City Municipal Corporation enacted the Landscaping and Maintenance of Soil Cover Ordinance for lots within the City limits. In general, the landscaping and soil maintenance cover requirements mandated a 6-inch clean top soil cap in order to contain the underlying mine related material. The general objective of these measures was to isolate potentially contaminated material from the surface and minimize direct contact. On April 30, 2004, the City implemented an Environmental Management System (EMS) to further strengthen the Soils Ordinance Program on a long-term basis. The EMS Soils Ordinance Boundary contains pollution remediation obligations of Park City Municipal Corporation pursuant to this local ordinance, which is an obligating event pursuant to GASB 49. The City plans to conduct remediation of 48 acres of land in accordance with the Utah Department of Environmental Quality Clean-up Program. The estimated cost to remediate these 48 acres is $1,272,000 and is recorded as a liability of the City. The estimate of $1,272,000 is measured at current value using the expected cash flow technique, which measures the liability as the sum of probability-weighted amounts in a range of possible estimated amounts. This technique uses all expectations about possible cash flows. The pollution remediation obligation is an estimate subject to changes resulting from price increases or reductions, technology, or changes in applicable laws and regulations.

NOTE R – RESTATEMENTS

The City has recorded the following prior period adjustment to adjust an expense that was reported incorrectly in the capital improvement fund financial statements. Accordingly, the City's beginning capital improvement fund and governmental fund balance as of July 1, 2019 has been restated as follows:

Restatement on the Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds:

	Capital Improvement Fund	Total Governmental Funds
Fund balance beginning balance	$ 47,676,665	$ 91,799,543
Capital outlay adjustment	2,000,000	2,000,000
Fund balances, as adjusted	$ 49,676,665	$ 93,799,543

NOTE R – RESTATEMENTS, Continued

Restatement on the Balance Sheet – Governmental Funds:

	Capital Improvement Fund	Total Governmental Funds
Fund balance beginning balance	$ 47,676,665	$ 91,799,543
Cash, cash equivalents and investments	2,000,000	2,000,000
Fund balances, as adjusted	$ 49,676,665	$ 93,799,543

Restatement on Note D – Fixed Assets:

	Beginning Balance June 30, 2019	Adjustments	Adjusted Beginning Balance June 30, 2019
Governmental activities:			
Capital assets, not being depreciated:			
Construction in progress	$ 12,273,993	(2,000,000)	$ 10,273,993

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Required Supplementary Information
Schedule of the Proportionate Share of the Net Pension Liability
Park City Municipal Corporation, Utah
Utah Retirement Systems
Last 10 Calendar Years [1]

	As of calendar year ended December 31,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	Plan fiduciary net position as a percentage of its covered employee payroll
Noncontributory System	2014	1.1057757 %	$ 4,801,538	$ 8,969,083	53.50 %	90.20 %
	2015	1.1629907	6,580,767	8,900,339	73.94	87.80
	2016	1.1028763	7,081,816	8,404,365	84.26	87.30
	2017	1.1793561	5,167,113	8,457,558	61.09	91.90
	2018	1.2132077	8,933,726	8,284,921	107.83	87.00
	2019	1.1954718	4,505,579	7,721,132	58.35	93.70
Contributory System	2014	1.7202131	496,184	921,380	53.90	94.00
	2015	2.1367876	1,501,851	910,458	164.96	85.70
	2016	3.5528544	1,165,731	852,469	136.75	92.90
	2017	4.2822288	348,463	868,933	40.10	98.20
	2018	4.4140715	1,791,243	826,181	216.81	91.20
	2019	4.3953469	288,055	787,616	36.57	98.60
Public Safety System	2014	1.0325635	1,298,534	1,628,847	79.70	90.50
	2015	1.1316373	2,027,047	1,850,090	109.56	87.10
	2016	1.3348476	2,708,774	2,154,360	125.73	86.50
	2017	1.4076471	2,208,117	2,326,902	94.90	90.20
	2018	1.3792220	3,548,166	2,335,379	151.93	84.70
	2019	1.3778642	2,212,323	2,376,678	93.08	90.90
Tier 2 Public Employees System	2014	0.4811751	(14,582)	2,361,287	(0.60)	103.50
	2015	0.6083725	(1,328)	3,930,779	(0.03)	100.20
	2016	0.5779839	64,474	4,739,934	1.36	95.10
	2017	0.6412973	56,541	6,278,394	0.90	97.40
	2018	0.6795699	291,045	7,931,286	3.67	90.80
	2019	0.6951133	156,336	9,661,859	1.62	96.50
Tier 2 Public Safety and Firefighter System	2014	0.5580685	(8,256)	230,513	(3.60)	120.50
	2015	0.4334431	(6,333)	258,047	(2.45)	110.70
	2016	0.4276917	(3,713)	353,369	(1.05)	103.60
	2017	0.2907906	(3,365)	307,120	(1.10)	103.00
	2018	0.1535009	3,846	205,685	1.87	95.60
	2019	0.1264583	11,895	208,446	5.71	89.60

[1] Table represents data available since implementation of GASB Statement 68 and will increase to ten years over time.

Schedule of Required Supplementary Information
Schedule of Contributions
Park City Municipal Corporation, Utah
Utah Retirement Systems
Last 10 Fiscal Years [1]

	As of fiscal year ended June 30,	Actuarial determined contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered employee payroll [2]
Noncontributory System	2014	$ 1,463,515	$ 1,463,515	$ -	$ 8,593,869	17.03 %
	2015	1,593,052	1,593,052	-	8,676,643	18.36
	2016	1,583,281	1,583,281	-	8,630,571	18.35
	2017	1,559,571	1,559,571	-	8,480,620	18.39
	2018	1,553,648	1,553,648	-	8,429,027	18.43
	2019	1,486,998	1,486,998	-	8,084,781	18.39
	2020	1,279,250	1,279,250	-	6,988,178	18.31
Contributory System	2014	118,386	118,386	-	891,460	13.28
	2015	124,015	124,015	-	857,642	14.46
	2016	126,506	126,506	-	874,871	14.46
	2017	128,811	128,811	-	890,811	14.46
	2018	121,856	121,856	-	842,711	14.46
	2019	118,253	118,253	-	817,793	14.46
	2020	98,228	98,228	-	679,310	14.46
Public Safety System	2014	444,956	444,956	-	1,579,083	28.18
	2015	487,710	487,710	-	1,613,195	30.23
	2016	602,057	602,057	-	2,018,519	29.83
	2017	703,564	703,564	-	2,326,004	30.25
	2018	696,730	696,730	-	2,306,955	30.20
	2019	703,630	703,630	-	2,321,728	30.31
	2020	741,934	741,934	-	2,438,344	30.43
Tier 2 Public Employees System[3]	2014	274,597	274,597	-	1,962,810	13.99
	2015	447,904	447,904	-	2,998,019	14.94
	2016	652,227	652,227	-	4,374,424	14.91
	2017	830,304	830,304	-	5,568,772	14.91
	2018	1,051,865	1,051,865	-	6,961,378	15.11
	2019	1,391,549	1,391,549	-	8,954,624	15.54
	2020	1,568,428	1,568,428	-	10,015,507	15.66
Tier 2 Public Safety and Firefighter System[3]	2014	43,142	43,142	-	206,915	20.85
	2015	46,309	46,309	-	205,361	22.55
	2016	75,876	75,876	-	337,225	22.50
	2017	79,353	79,353	-	352,678	22.50
	2018	54,182	54,182	-	240,064	22.57
	2019	47,136	47,136	-	204,142	23.09
	2020	53,529	53,529	-	231,425	23.13
Tier 2 Public Employees DC Only System[3]	2014	2,308	2,308	-	41,356	5.58
	2015	14,096	14,096	-	209,757	6.72
	2016	23,903	23,903	-	357,294	6.69
	2017	36,006	36,006	-	538,211	6.69
	2018	63,003	63,003	-	941,754	6.69
	2019	85,220	85,220	-	1,273,841	6.69
	2020	108,323	108,323	-	1,619,186	6.69
Tier 2 Public Safety and Firefighter DC Only System[3]	2014	-	-	-	-	-
	2015	3,007	3,007	-	25,417	11.83
	2016	6,153	6,153	-	52,009	11.83
	2017	6,895	6,895	-	58,283	11.83
	2018	7,618	7,618	-	64,392	11.83
	2019	8,158	8,158	-	68,956	11.83
	2020	9,069	9,069	-	76,665	11.83

[1] Table represents data available since implementation of GASB Statement 68 and will increase to ten years over time.

[2] Contributions as a percentage of covered-employee payroll may be different than the Board certified rate due to rounding or other administrative issues.

[3] Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

Note 1. Changes in Assumptions

As a result of the passage of SB 129, the retirement rates for members in the Tier 2 Public Safety and Firefighter Hybrid System have been modified to be the same as the assumption used to model the retirement pattern in the Tier 1 Public Safety and Firefighter Systems, except for a 10% load at first eligibility for unreduced retirement prior to age 65.

SUPPLEMENTARY INFORMATION

NONMAJOR GOVERNMENTAL FUNDS

Lower Park Avenue Redevelopment Agency and Main Street Redevelopment Agency Special Revenue Funds - Special revenue funds are used to account for specific revenue sources that are restricted, committed or assigned to expenditures for particular purposes. These special revenue funds account for the agencies' redevelopment activities which are supported by property tax increment revenue.

Lower Park Avenue Redevelopment Agency Capital Projects Fund - Accounts for the acquisition or construction of capital projects in the Lower Park Avenue Redevelopment area.

Main Street Redevelopment Agency Capital Projects Fund - Accounts for capital projects in the Main Street Redevelopment area.

Municipal Building Authority Capital Projects Fund - The Municipal Building Authority is a legally separate organization that is a mechanism for financing needed City facilities. The Authority acquires and/or builds facilities by borrowing money secured by a lease agreement between the City and the Authority.

Equipment Replacement Capital Improvements Fund - Accounts for the accumulation of resources for the future replacement of fixed assets such as computers, vehicles and heavy equipment.

Park City Municipal Corporation
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2020

	Special Revenue Funds			Capital Projects Funds					
	Lower Park Avenue Redevelopment Special Revenue Fund	Main Street Redevelopment Special Revenue Fund	Total Nonmajor Special Revenue Funds	Lower Park Avenue Redevelopment Capital Projects Fund	Main Street Redevelopment Capital Projects Fund	Municipal Building Authority Capital Projects Fund	Equipment Replacement Capital Improvements Fund	Total Nonmajor Capital Projects Funds	Total Nonmajor Governmental Funds
ASSETS									
Cash, cash equivalents and investments	$ 1,039,374	$ 1,282,132	$ 2,321,506	$ 2,616,543	$ 736,901	$ 450,157	$ 1,584,572	$ 5,388,173	$ 7,709,679
Taxes	3,591,697	1,309,057	4,900,754	-	-	-	-	-	4,900,754
Accounts	163	92	255	189	50	30	-	269	524
Total assets	$ 4,631,234	$ 2,591,281	$ 7,222,515	$ 2,616,732	$ 736,951	$ 450,187	$ 1,584,572	$ 5,388,442	$ 12,610,957
LIABILITIES									
Accounts payable	$ 2,504	$ 16,310	$ 18,814	$ -	$ -	$ -	$ 153,333	$ 153,333	$ 172,147
Total liabilities	2,504	16,310	18,814	-	-	-	153,333	153,333	172,147
DEFERRED INFLOWS OF RESOURCES									
Unavailable revenue-property tax	3,581,608	1,300,000	4,881,608	-	-	-	-	-	4,881,608
Total deferred inflow of resources	3,581,608	1,300,000	4,881,608	-	-	-	-	-	4,881,608
Total liabilities and deferred inflows of resources	3,584,112	1,316,310	4,900,422	-	-	-	153,333	153,333	5,053,755
FUND BALANCES									
Committed:									
Capital projects funds	-	-	-	2,616,732	736,951	450,187	1,431,239	5,235,109	5,235,109
Economic development	1,047,122	1,274,971	2,322,093	-	-	-	-	-	2,322,093
Total fund balances	$ 1,047,122	$ 1,274,971	$ 2,322,093	$ 2,616,732	$ 736,951	$ 450,187	$ 1,431,239	$ 5,235,109	$ 7,557,202
Total liabilities and fund balances	$ 4,631,234	$ 2,591,281	$ 7,222,515	$ 2,616,732	$ 736,951	$ 450,187	$ 1,584,572	$ 5,388,442	$ 12,610,957

Park City Municipal Corporation
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2020

	Special Revenue Funds			Capital Projects Funds					
	Lower Park Avenue Redevelopment Special Revenue Fund	Main Street Redevelopment Special Revenue Fund	Total Nonmajor Special Revenue Funds	Lower Park Avenue Redevelopment Capital Projects Fund	Main Street Redevelopment Capital Projects Fund	Municipal Building Authority Capital Projects Fund	Equipment Replacement Capital Improvements Fund	Total Nonmajor Capital Projects Funds	Total Nonmajor Governmental Funds
REVENUES									
Taxes and special assessments	$ 825,911	$ 298,041	$ 1,123,952	$ -	$ -	$ -	$ -	$ -	$ 1,123,952
Intergovernmental	2,765,007	997,788	3,762,795	-	-	-	-	-	3,762,795
Investment income	41,840	20,392	62,232	43,735	13,386	7,710	-	64,831	127,063
Total revenues	3,632,758	1,316,221	4,948,979	43,735	13,386	7,710	-	64,831	5,013,810
EXPENDITURES									
Capital outlay	-	-	-	30,815	173	-	1,945,998	1,976,986	1,976,986
Economic development	602,975	258,586	861,561	-	-	-	-	-	861,561
Total expenditures	602,975	258,586	861,561	30,815	173	-	1,945,998	1,976,986	2,838,547
Excess (deficiency) of revenues over expenditures	3,029,783	1,057,635	4,087,418	12,920	13,213	7,710	(1,945,998)	(1,912,155)	2,175,263
OTHER FINANCING SOURCES (USES)									
Sale of capital assets	-	-	-	-	-	-	179,548	179,548	179,548
Transfers in	-	-	-	3,592,532	690,000	-	1,285,600	5,568,132	5,568,132
Transfers out	(3,592,532)	(690,000)	(4,282,532)	(2,769,715)	(805,006)	-	-	(3,574,721)	(7,857,253)
Total other financing sources (uses)	(3,592,532)	(690,000)	(4,282,532)	822,817	(115,006)	-	1,465,148	2,172,959	(2,109,573)
Net change in fund balances	(562,749)	367,635	(195,114)	835,737	(101,793)	7,710	(480,850)	260,804	65,690
Fund balances - beginning	1,609,871	907,336	2,517,207	1,780,995	838,744	442,477	1,912,089	4,974,305	7,491,512
Fund balances - ending	$ 1,047,122	$ 1,274,971	$ 2,322,093	$ 2,616,732	$ 736,951	$ 450,187	$ 1,431,239	$ 5,235,109	$ 7,557,202

Park City Municipal Corporation
Capital Improvements Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual
For the Year Ended June 30, 2020

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Taxes and special assessments	$ 9,750,207	$ 9,750,207	$ 15,439,343	$ 5,689,136
Intergovernmental	2,390,000	4,640,505	4,593,988	(46,517)
Charges for services	-	-	113,087	113,087
Investment income	20,000	20,123	937,126	917,003
Impact fees	355,000	439,880	456,053	16,173
Rental and other	173,000	173,000	60	(172,940)
Miscellaneous	486,487	486,487	456,513	(29,974)
Total revenues	13,174,694	15,510,202	21,996,170	6,485,968
EXPENDITURES				
Capital outlay:				
Land and building acquisition	12,259,987	25,046,030	5,142,970	19,903,060
Street and storm drain improvements	28,948,000	4,411,294	1,065,792	3,345,502
Building renovation and construction	2,652,845	9,865,743	1,494,518	8,371,225
Improvements other than building	895,500	32,190,623	6,915,229	25,275,394
City parks and cemetery improvements	150,000	901,639	-	901,639
Equipment	967,362	1,717,059	612,411	1,104,648
Total expenditures	45,873,694	74,132,388	15,230,920	58,901,468
Excess (deficiency) of revenues over (under) expenditures	(32,699,000)	(58,622,186)	6,765,250	65,387,436
OTHER FINANCING SOURCES (USES)				
Debt issuance	8,000,000	8,000,000	-	(8,000,000)
Sale of capital assets	20,000,000	7,500,000	4,255,251	(3,244,749)
Transfers in	2,436,030	4,868,786	4,868,732	(54)
Transfers out	(5,745,118)	(3,682,118)	(3,682,118)	-
Total other financing sources (uses)	24,690,912	16,686,668	5,441,865	(11,244,803)
Net change in fund balances	(8,008,088)	(41,935,518)	12,207,115	54,142,633
Fund balances - beginning	49,676,665	49,676,665	49,676,665	-
Fund balances - ending	$ 41,668,577	$ 7,741,147	$ 61,883,780	$ 54,142,633

Park City Municipal Corporation
Sales Tax Revenue and Refunding Bonds Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual
For the Year Ended June 30, 2020

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Investment income	$ -	$ -	$ 614,895	$ 614,895
Total revenues	-	-	614,895	614,895
EXPENDITURES				
Debt service:				
Interest	1,662,565	2,813,315	2,802,890	10,425
Principal retirement	3,375,000	4,625,000	4,625,000	-
Total expenditures	5,037,565	7,438,315	7,427,890	10,425
Excess (deficiency) of revenues over expenditures	(5,037,565)	(7,438,315)	(6,812,995)	625,320
OTHER FINANCING SOURCES (USES)				
Transfers in	7,419,316	7,419,316	7,419,316	-
Transfers out	-	(217,039)	(217,039)	-
Total other financing sources (uses)	7,419,316	7,202,277	7,202,277	-
Net change in fund balances	2,381,751	(236,038)	389,282	625,320
Fund balances - beginning	25,749,910	25,749,910	25,749,910	-
Fund balances - ending	$ 28,131,661	$ 25,513,872	$ 26,139,192	$ 625,320

Park City Municipal Corporation
General Obligation Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual
For the Year Ended June 30, 2020

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Taxes and special assessments	$ 6,036,374	$ 9,284,937	$ 9,281,384	$ (3,553)
Investment income	-	-	3,651	3,651
Miscellaneous	45,967	45,967	43,185	(2,782)
Total revenues	6,082,341	9,330,904	9,328,220	(2,684)
EXPENDITURES				
Debt service:				
Interest	1,532,335	3,552,000	3,366,436	185,564
Principal retirement	3,775,000	12,620,000	11,895,000	725,000
Bond issuance costs	-	128,219	118,027	10,192
Total expenditures	5,307,335	16,300,219	15,379,463	920,756
Excess (deficiency) of revenues over expenditures	775,006	(6,969,315)	(6,051,243)	918,072
OTHER FINANCING SOURCES (USES)				
Debt issuance	-	4,000,000	4,000,000	-
Refunding bonds issued	-	5,470,000	5,470,000	-
Premium on debt issuance	-	1,298,465	1,206,669	(91,796)
Premium on refunding bonds	-	-	91,796	91,796
Transfers out	-	(4,651,693)	(4,651,693)	-
Total other financing sources (uses)	-	6,116,772	6,116,772	-
Net change in fund balances	775,006	(852,543)	65,529	918,072
Fund balances - beginning	1,536,750	1,536,750	1,536,750	-
Fund balances - ending	$ 2,311,756	$ 684,207	$ 1,602,279	$ 918,072

Park City Municipal Corporation
Lower Park Avenue Redevelopment Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual
For the Year Ended June 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Taxes and special assessments	$ 732,000	$ 1,052,000	$ 825,911	$ (226,089)
Intergovernmental	2,215,000	3,900,000	2,765,007	(1,134,993)
Investment income	-	-	41,840	41,840
Total revenues	2,947,000	4,952,000	3,632,758	(1,319,242)
EXPENDITURES				
Economic development	708,968	708,968	602,975	105,993
Total expenditures	708,968	708,968	602,975	105,993
Excess (deficiency) of revenues over expenditures	2,238,032	4,243,032	3,029,783	(1,213,249)
OTHER FINANCING SOURCES (USES)				
Transfers out	(2,092,532)	(3,592,532)	(3,592,532)	-
Total other financing sources (uses)	(2,092,532)	(3,592,532)	(3,592,532)	-
Net change in fund balances	145,500	650,500	(562,749)	(1,213,249)
Fund balances - beginning	1,609,871	1,609,871	1,609,871	-
Fund balances - ending	$ 1,755,371	$ 2,260,371	$ 1,047,122	$ (1,213,249)

Park City Municipal Corporation
Main Street Redevelopment Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual
For the Year Ended June 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Taxes and special assessments	$ 315,000	$ 315,000	$ 298,041	$ (16,959)
Intergovernmental	880,000	880,000	997,788	117,788
Investment income	-	-	20,392	20,392
Total revenues	1,195,000	1,195,000	1,316,221	121,221
EXPENDITURES				
Economic development	455,000	455,000	258,586	196,414
Total expenditures	455,000	455,000	258,586	196,414
Excess of revenues over expenditures	740,000	740,000	1,057,635	317,635
OTHER FINANCING SOURCES (USES)				
Transfers out	(690,000)	(690,000)	(690,000)	-
Total other financing sources (uses)	(690,000)	(690,000)	(690,000)	-
Net change in fund balances	50,000	50,000	367,635	317,635
Fund balances - beginning	907,336	907,336	907,336	-
Fund balances - ending	$ 957,336	$ 957,336	$ 1,274,971	$ 317,635

Park City Municipal Corporation
Lower Park Avenue Redevelopment Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual
For the Year Ended June 30, 2020

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Investment income	$ -	$ -	$ 43,735	$ 43,735
Total revenues	-	-	43,735	43,735
EXPENDITURES				
Capital outlay:				
Land and building acquisition	-	16,024	(9,862)	25,886
Street and storm drain improvements	30,000	69,845	-	69,845
Building renovation and construction	-	1,257,497	21,023	1,236,474
Improvements other than building	3,005,000	415,844	9,676	406,168
City parks and cemetery improvements	100,000	552,226	9,978	542,248
Total expenditures	3,135,000	2,311,436	30,815	2,280,621
Excess (deficiency) of revenues over expenditures	(3,135,000)	(2,311,436)	12,920	2,324,356
OTHER FINANCING SOURCES (USES)				
Transfers in	2,092,532	3,592,532	3,592,532	-
Transfers out	(706,715)	(2,769,715)	(2,769,715)	-
Total other financing sources (uses)	1,385,817	822,817	822,817	-
Net change in fund balances	(1,749,183)	(1,488,619)	835,737	2,324,356
Fund balances - beginning	1,780,995	1,780,995	1,780,995	-
Fund balances - ending	$ 31,812	$ 292,376	$ 2,616,732	$ 2,324,356

Park City Municipal Corporation
Main Street Redevelopment Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual
For the Year Ended June 30, 2020

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Investment income	$ -	$ -	$ 13,386	$ 13,386
Total revenues	-	-	13,386	13,386
EXPENDITURES				
Capital outlay:				
Improvements other than building	30,000	356,426	173	356,253
Equipment	-	11,718	-	11,718
Total expenditures	30,000	368,144	173	367,971
Excess (deficiency) of revenues over expenditures	(30,000)	(368,144)	13,213	381,357
OTHER FINANCING SOURCES (USES)				
Transfers in	690,000	690,000	690,000	-
Transfers out	(805,006)	(805,006)	(805,006)	-
Total other financing sources (uses)	(115,006)	(115,006)	(115,006)	-
Net change in fund balances	(145,006)	(483,150)	(101,793)	381,357
Fund balances - beginning	838,744	838,744	838,744	-
Fund balances - ending	$ 693,738	$ 355,594	$ 736,951	$ 381,357

Park City Municipal Corporation
Municipal Building Authority Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual
For the Year Ended June 30, 2020

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Investment income	$ -	$ -	$ 7,710	$ 7,710
Total revenues	-	-	7,710	7,710
Excess of revenues over expenditures	-	-	7,710	7,710
Net change in fund balances	-	-	7,710	7,710
Fund balances - beginning	442,477	442,477	442,477	-
Fund balances - ending	$ 442,477	$ 442,477	$ 450,187	$ 7,710

Park City Municipal Corporation
Equipment Replacement Capital Improvements Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual
For the Year Ended June 30, 2020

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES				
Capital outlay:				
Equipment	$ 1,285,600	$ 3,063,723	$ 1,945,998	$ 1,117,725
Total expenditures	1,285,600	3,063,723	1,945,998	1,117,725
Excess (deficiency) of revenues over expenditures	(1,285,600)	(3,063,723)	(1,945,998)	1,117,725
OTHER FINANCING SOURCES				
Sale of capital assets	-	18,000	179,548	161,548
Transfers in	1,285,600	1,285,600	1,285,600	-
Total other financing sources	1,285,600	1,303,600	1,465,148	161,548
Net change in fund balances	-	(1,760,123)	(480,850)	1,279,273
Fund balances - beginning	1,912,089	1,912,089	1,912,089	-
Fund balances - ending	$ 1,912,089	$ 151,966	$ 1,431,239	$ 1,279,273

INTERNAL SERVICE FUNDS

The Internal Service Funds are used to account for the financing and operations of services provided to various City departments and other governments, on a cost-reimbursement basis. Included are:

Fleet Services Fund: Fleet Services Fund accounts for the cost of storage, repair and maintenance of City-owned vehicles.

Self-Insurance Fund: Self-Insurance Fund accounts for the establishment of a self-insurance program.

Park City Municipal Corporation
Combining Statement of Net Position
Nonmajor Internal service funds
June 30, 2020

	Fleet Services Fund	Self- Insurance Fund	Total Nonmajor Internal service funds
ASSETS			
Current assets:			
Cash, cash equivalents and investments	$ 1,158,552	$ 1,732,190	$ 2,890,742
Accounts receivable	46,646	660	47,306
Inventories	197,069	-	197,069
Total current assets	1,402,267	1,732,850	3,135,117
Noncurrent assets:			
Vehicles and equipment	47,450	-	47,450
Accumulated depreciation and amortization	(47,450)	-	(47,450)
Total noncurrent assets	-	-	-
Total assets	1,402,267	1,732,850	3,135,117
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources related to pensions	89,819	-	89,819
Total deferred outflows of resources	89,819	-	89,819
Total assets and deferred outflows of resources	$ 1,492,086	$ 1,732,850	$ 3,224,936
LIABILITIES			
Current liabilities:			
Accounts payable	105,727	301,023	406,750
Accrued liabilities	23,183	-	23,183
Compensated absences	30,823	-	30,823
Total current liabilities	159,733	301,023	460,756
Noncurrent liabilities:			
Net pension liability	232,288	-	232,288
Compensated absences	28,201	-	28,201
Total noncurrent liabilities	260,489	-	260,489
Total liabilities	420,222	301,023	721,245
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows of resources related to pensions	262,015	-	262,015
Total deferred inflows of resources	262,015	-	262,015
Total liabilities and deferred inflows of resources	682,237	301,023	983,260
NET POSITION			
Unrestricted	809,849	1,431,827	2,241,676
Total net position	$ 809,849	$ 1,431,827	$ 2,241,676

Park City Municipal Corporation
Combining Statement of Revenues, Expenses and Changes in Net Position
Internal service funds
For the Year Ended June 30, 2020

	Fleet Services Fund	Self- Insurance Fund	Total Internal service funds
OPERATING REVENUES			
Charges for services	$ 2,725,000	$ 1,561,651	$ 4,286,651
Total operating revenues	2,725,000	1,561,651	4,286,651
OPERATING EXPENSES			
Salaries and benefits	1,016,050	-	1,016,050
Supplies, maintenance and services	912,032	1,478,388	2,390,420
Energy and utilities	868,833	-	868,833
Total operating expenses	2,796,915	1,478,388	4,275,303
Operating income (loss)	(71,915)	83,263	11,348
Change in net position	(71,915)	83,263	11,348
Total net position - beginning	881,764	1,348,564	2,230,328
Total net position - ending	$ 809,849	$ 1,431,827	$ 2,241,676

Park City Municipal Corporation
Statement of Cash Flows
Internal service funds
For the Year Ended June 30, 2020

	Fleet Services Fund	Self- Insurance Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash receipts from customers	$ 2,744,396	$ 1,592,534	$ 4,336,930
Payments to employees	(1,004,053)	-	(1,004,053)
Payments to suppliers	(1,738,426)	(1,470,177)	(3,208,603)
Net cash provided by operating activities	1,917	122,357	124,274
Net increase in cash and cash equivalents	1,917	122,357	124,274
Balances - beginning of year	1,156,635	1,609,833	2,766,468
Balances - end of the year	$ 1,158,552	$ 1,732,190	$ 2,890,742
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:			
Operating Income	$ (71,916)	$ 83,263	$ 11,347
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Pension Expense	7,142	-	7,142
Changes in assets and liabilities:			
Accounts receivable	19,395	30,883	50,278
Inventory	20,453	-	20,453
Accounts and other payables	21,987	8,211	30,198
Accrued liabilities	11,249	-	11,249
Compensated absences	(6,394)	-	(6,394)
Net cash provided by operating activities	$ 1,916	$ 122,357	$ 124,273

STATISTICAL SECTION

This part of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements and note disclosures says about the City's overall financial health.

Contents **Page**

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

Schedule 1
Park City Municipal Corporation, Utah
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2011	**2012 (1)**	**2013**	**2014 (1)**	**2015**	**2016 (1)**	**2017 (1)**	**2018**	**2019 (1)**	**2020**
Governmental activities										
Net investment in capital assets	$ 133,919,927	$ 136,071,293	$ 142,887,371	$ 150,053,024	$ 159,315,342	$ 169,437,708	$ 182,684,418	$ 190,028,413	$ 198,327,763	**$ 213,716,372**
Restricted	3,809,948 (2)	681,918 (2)	709,082 (2)	6,913,237 (2)	7,465,730 (2)	6,361,175 (2)	6,378,214 (2)	6,661,816 (2)	7,253,575	**9,015,764**
Unrestricted	40,012,341 (2)	44,244,057 (2)	42,172,072 (2)	31,428,170 (2)	30,764,855 (2)	36,189,936 (2)	32,920,698 (2)	45,040,731 (2)	52,175,273	**56,427,139**
Total governmental activities net positio	$ 177,742,216	$ 180,997,268	$ 185,768,525	$ 188,394,431	$ 197,545,927	$ 211,988,819	$ 221,983,330	$ 241,730,960	$ 257,756,611	**$ 279,159,275**
Business-type activities										
Net investment in capital assets	$ 51,237,710	$ 56,867,717	$ 57,738,180	$ 58,889,312	$ 61,064,884	$ 64,172,905	$ 91,043,049	$ 104,256,756	$ 113,503,024	**$ 117,863,860**
Restricted	2,213,200 (2)	449,859 (2)	- (2)	- (2)	- (2)	- (2)	- (2)	- (2)	-	**-**
Unrestricted	19,158,199 (2)	22,278,717 (2)	24,037,966 (2)	25,691,399 (2)	29,215,116 (2)	27,577,761 (2)	26,506,386 (2)	18,602,068 (2)	14,994,253	**12,098,879**
Total business-type activities net positio	$ 72,609,109	$ 79,596,293	$ 81,776,146	$ 84,580,711	$ 90,280,000	$ 91,750,666	$ 117,549,435	$ 122,858,824	$ 128,497,277	**$ 129,962,739**
Primary government										
Net investment in capital assets	$ 185,157,637	$ 192,939,010	$ 200,625,551	$ 208,942,336	$ 220,380,226	$ 233,610,613	$ 273,727,467	$ 294,285,169	$ 311,830,787	**$ 331,580,232**
Restricted	6,023,148	1,131,777	709,082	6,913,237	7,465,730	6,361,175	6,378,214	6,661,816	7,253,575	**9,015,764**
Unrestricted	59,170,540	66,522,774	66,210,038	57,119,569	59,979,971	63,767,697	59,427,084	63,642,799	67,169,526	**68,526,018**
Total primary government net position	$ 250,351,325	$ 260,593,561	$ 267,544,671	$ 272,975,142	$ 287,825,927	$ 303,739,485	$ 339,532,765	$ 364,589,784	$ 386,253,888	**$ 409,122,014**

Notes:
(1) Restated.
(2) Reclassified long-term debt related to net assets restricted for debt service and capital projects out of unrestricted net assets.

Schedule 2
Park City Municipal Corporation, Utah
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2011	2012 (1)	2013	2014 (1)	2015	2016 (1)	2017 (1)	2018	2019	2020
Expenses										
Governmental activities:										
General government	$ 13,876,694	$ 16,418,511	$ 15,410,428	$ 17,971,342	$ 19,233,343	$ 19,676,565	$ 21,909,746	$ 21,793,758	$ 23,755,044	**$ 22,198,830**
Public safety	4,523,175	4,749,019	5,005,854	5,023,548	5,270,197	5,705,960	6,254,164	6,736,639	6,747,797	**7,438,463**
Public works	7,539,516	7,120,275	7,225,061	7,053,923	6,967,243	7,088,647	7,263,125	7,209,164	6,929,871	**6,794,406**
Library and recreation	3,146,783	3,707,452	4,194,025	4,408,912	4,618,338	5,671,823	5,843,178	5,726,489	5,729,844	**5,556,544**
Interest on long-term debt	2,039,807	1,812,222	1,588,388	1,552,101	1,285,952	1,456,433	1,366,939	2,537,159	3,558,591	**9,041,292**
Total governmental activities expenses	31,125,975	33,807,479	33,423,756	36,009,826	37,375,073	39,599,428	42,637,152	44,003,209	46,721,147	**51,029,535**
Business-type activities:										
Water	9,168,368	9,828,676	10,980,949	11,678,822	11,870,125	12,934,161	13,086,302	13,314,440	13,578,235	**17,145,476**
Stormwater	-	-	-	-	-	-	1,162,202 (9)	921,138	1,470,837	**1,276,945**
Transportation and parking	8,433,607	9,243,798	9,608,636	10,378,982	10,804,211	11,801,545	13,848,109	19,435,515	22,521,490	**23,485,955**
Golf course	1,291,645	1,394,404	1,415,478	1,441,498	1,512,330	1,541,601	1,546,036	1,711,826	1,488,121	**1,578,559**
Total business-type activities expenses	18,893,620	20,466,878	22,005,063	23,499,302	24,186,666	26,277,307	29,642,649	35,382,919	39,058,683	**43,486,935**
Total primary government expenses	$ 50,019,595	$ 54,274,357	$ 55,428,819	$ 59,509,128	$ 61,561,739	$ 65,876,735	$ 72,279,801	$ 79,386,128	$ 85,779,830	**$ 94,516,470**
Program Revenues										
Governmental activities:										
Charges for services										
General government	$ 1,959,149	$ 2,072,172	$ 2,388,214	$ 3,907,142	$ 4,718,626	$ 3,734,852	$ 3,668,799	$ 4,724,514	$ 5,647,186	**$ 7,004,032**
Public safety	2,700	6,593	12,313	100	-	3,996	9,685	2,880	10	**-**
Public works	219,843	222,708	246,390	190,022	224,820	200,761	174,917	189,117	129,171	**113,087**
Library and recreation	836,328	1,142,700	1,287,791	1,309,934	1,210,362	1,295,132	1,253,491	1,356,186	1,203,836	**1,831,546**
Operating grants and contributions	126,759	151,111	350,352	165,147	121,866	145,704	187,166	161,075	195,542	**344,543**
Capital grants and contributions	649,032	1,476,472	1,073,924	1,879,881	2,479,239	324,650	2,652,254	9,028,885	1,608,966	**4,636,167**
Total governmental activities program revenues	3,793,811	5,071,756	5,358,984	7,452,226	8,754,913	5,705,095	7,946,312	15,462,657	8,784,711	**13,929,375**
Business-type activities:										
Charges for services										
Water	8,416,666	9,915,490	12,242,653	13,171,473	14,176,728	15,205,729	17,237,175	17,924,616	18,606,759	**18,538,414**
Stormwater	-	-	-	-	-	-	979,419 (9)	1,277,767	1,572,044	**1,437,517**
Transportation and parking	3,495,838	3,487,939	3,977,883	3,895,008	4,255,752	4,497,989	5,227,316	9,789,087	11,113,961	**8,210,423**
Golf course	878,237	1,033,286	1,102,133	1,056,248	1,105,882	1,139,839	1,153,794	1,203,560	1,131,283	**1,232,521**
Operating grants and contributions	-	3,681,732	-	1,649,174	1,602,990	-	2,813,864	2,307,083	-	**5,586,097**
Capital grants and contributions	6,367,580	4,856,335	2,373,881	3,353,572	4,186,198	1,956,426	14,612,633	2,439,682	6,524,981	**2,286,289**
Total business-type activities program revenues	19,158,321	22,974,782	19,696,550	23,125,475	25,327,550	22,799,983	42,024,201	34,941,795	38,949,028	**37,291,261**
Total primary government program revenues	$ 22,952,132	$ 28,046,538	$ 25,055,534	$ 30,577,701	$ 34,082,463	$ 28,505,078	$ 49,970,513	$ 50,404,452	$ 47,733,739	**$ 51,220,636**
Net (expense)/revenue										
Governmental activities	$ (27,332,164)	$ (28,735,723)	$ (28,064,772)	$ (28,557,600)	$ (28,620,160)	$ (33,894,333)	$ (34,690,840)	$ (28,540,552)	$ (37,936,436)	**$ (37,100,160)**
Business-type activities	264,701	2,507,904	(2,308,513)	(373,827)	1,140,884	(3,477,324)	12,381,552	(441,124)	(109,655)	**(6,195,674)**
Total primary government net expense	$ (27,067,463)	$ (26,227,819)	$ (30,373,285)	$ (28,931,427)	$ (27,479,276)	$ (37,371,657)	$ (22,309,288)	$ (28,981,676)	$ (38,046,091)	**$ (43,295,834)**

Schedule 2, Continued
Park City Municipal Corporation, Utah
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2011	**2012 (1)**	**2013**	**2014 (1)**	**2015**	**2016 (1)**	**2017 (1)**	**2018**	**2019**	**2020**
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Property tax, levied for general purposes	$ 12,442,798	$ 13,797,851	$ 13,587,385	$ 12,772,297	$ 12,809,892	$ 14,755,299	$ 14,350,265	$ 14,686,693	$ 15,499,965	**$ 17,445,636**
Property tax, levied for debt service	4,570,315	4,580,904	4,577,873	5,082,714	5,321,592	3,723,453	4,220,158	6,432,184	6,036,374	**9,281,384**
General sales and use tax	3,966,554	4,125,435	4,187,472	4,347,534	4,731,904	5,180,094	5,620,687	5,915,331	6,403,710	**6,389,540**
Franchise tax	2,906,982	2,816,070	3,037,407	3,158,716	3,061,207	3,185,820	3,194,392	3,147,847	3,230,881	**3,161,759**
Resort tax	5,022,250	5,443,231	5,983,636	9,151,788	10,066,040	11,154,870	12,253,267	14,491,767	16,741,000	**16,460,084**
Investment earnings	399,928	283,191	258,657	348,090	261,735	434,588	582,208	1,122,856	2,297,088	**2,041,844**
Miscellaneous	1,022,968	944,093	1,203,599	1,594,150	804,286	492,730	4,856,960	1,776,504	2,963,178	**2,938,083**
Gain/Loss on sale of capital assets	215,705	-	-	-	-	1,328,784	-	-	74,891	**69,494**
Transfers	(168,969)	-	-	-	715,000	715,000	(7,534,613)	715,000	715,000	**715,000**
Total governmental activities	30,378,531	31,990,775	32,836,029	36,455,289	37,771,656	40,970,638	37,543,324	48,288,182	53,962,087	**58,502,824**
Business-type activities:										
General sales and use tax	3,503,440	3,798,125	3,868,264	4,019,133	4,398,879	4,877,098	5,233,194	5,617,865	6,128,331	**7,560,305**
Investments earnings	438,221	247,058	196,237	358,535	367,709	327,289	402,924	372,627	581,900	**243,778**
Miscellaneous	402,326	434,097	423,865	497,745	506,817	458,603	456,419	475,021	468,998	**562,355**
Gain/Loss on sale of capital assets	-	-	-	-	-	-	-	-	(716,121)	**9,698**
Transfers	168,969	-	-	-	(715,000)	(715,000)	7,534,613	(715,000)	(715,000)	**(715,000)**
Total business-type activities	4,512,956	4,479,280	4,488,366	4,875,413	4,558,405	4,947,990	13,627,150	5,750,513	5,748,108	**7,661,136**
Total primary government	$ 34,891,487	$ 36,470,055	$ 37,324,395	$ 41,330,702	$ 42,330,061	$ 45,918,628	$ 51,170,474	$ 54,038,695	$ 59,710,195	**$ 66,163,960**
Change in Net Position										
Governmental activities	$ 3,046,367 (2)	$ 3,255,052	$ 4,771,257	$ 7,897,689 (3)	$ 9,151,496	$ 7,076,305 (6)	$ 2,852,484 (10)	$ 19,747,630 (13)	$ 16,025,651	**$ 21,402,664** (15)
Adjustment to governmental activities net position	-	-	-	(5,271,783) (4)	-	7,366,587 (8)	7,142,027 (12)	-	-	**-**
Business-type activities	4,777,657	6,987,184	2,179,853	4,501,586	5,699,289	1,470,666 (7)	26,008,702 (11)	5,309,389 (14)	5,638,453	**1,465,462** (16)
Adjustment to business-type activities net position	-	-	-	(1,697,021) (4)	-	-	(209,933) (12)	-	-	**-**
Total primary government	$ 7,824,024	$ 10,242,236	$ 6,951,110	$ 5,430,471	$ 14,850,785 (5)	$ 15,913,558	$ 35,793,280	$ 25,057,019	$ 21,664,104	**$ 22,868,126**

Notes:
(1) Restated.
(2) Decrease in governmental activities net position is due to decreases in capitalizable grants and contributions.
(3) Increase in governmental activities net position is due to increases in resort tax collected.
(4) Fiscal year 2015 - Implemented GASB 68, Accounting and Financial Reporting for Pensions, required restatement of fiscal year 2014.
(5) Increase in total primary government net position is due to restatement of fiscal year 2014 for the implementation of GASB 68.
(6) Decrease in governmental activities net position is due to increased expenses in general government and decreases in capital grants and contributions.
(7) Decrease in business-type activities net position is due to increased expenses in water and transportation and decreases in operating and capital grants and contributions.
(8) Fiscal year 2017 - Capital asset adjustment, required restatement of fiscal year 2016.
(9) Stormwater fund was added in fiscal year 2017.
(10) Decrease in governmental activities net position is due to increased capital outlay.
(11) Increase in business-type activities net position is due to increases in capitalizable grants and contributions.
(12) Fiscal year 2018 - Capital asset adjustment, required restatement of fiscal year 2017.
(13) Increase in governmental activities net position is due to increases in capitalizable grants and contributions and increases in tax revenues.
(14) Decrease in business-type activities net position is due to decreases in capitalizable grants and contributions.
(15) Increase in governmental activities net position due to increases in capitalizable grants and contributions.
(16) Decrease in business-type activities net position is due to decreases in charges for services and increases in expenses.

Schedule 3
Park City Municipal Corporation, Utah
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General fund										
Nonspendable										
Prepaids	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 494,360	**$ 24,011**
Interfund loan	-	-	-	-	-	-	-	86,867	55,761	**24,107**
Inventory	-	-	-	-	-	-	-	50,719	30,226	**40,468**
Unassigned	4,209,020	4,011,625	5,515,127	6,670,716	6,836,193	6,779,674	7,497,277	7,730,233	8,705,419	**7,811,877**
Restricted - Drug and tobacco enforcement	31,258	36,517	47,776	46,402	47,201	48,640	59,674	57,571	58,940	**58,940**
Total general fund	$ 4,240,278	$ 4,048,142	$ 5,562,903	$ 6,717,118	$ 6,883,394	$ 6,828,314	$ 7,556,951	$ 7,925,390	$ 9,344,706	**$ 7,959,403**
Restricted for:										
Capital projects	$ 4,490,602 (1)	$ 1,261,260	$ 708,350	$ 6,866,835	$ 12,779,745	$ 7,872,086	$ 7,545,300	$ 12,804,288	$ 31,699,288	**$ 33,778,218**
Debt service	1,489	2,410	817	952	88,037	2,496	3,816	11,900	652,977	**490,581**
Assigned:										
Capital projects funds	34,536,547	-	-	-	-	-	-	-	-	**-**
Debt service funds	1,537,118	-	-	-	-	-	-	-	-	**-**
Committed:										
Capital projects funds	-	31,635,190	31,470,751	32,340,968	29,882,740	34,849,188	28,665,290	38,875,896	47,456,335 (2)	**58,162,066**
Debt service funds	-	1,713,903	1,480,633	1,557,901	2,236,514	1,816,767	1,778,077	1,856,470	2,129,030	**2,429,496**
Special revenue funds	-	-	-	-	-	516,758	785,600	1,591,335	2,517,207	**2,322,093**
Total all other governmental funds	$ 40,565,756	$ 34,612,763	$ 33,660,551	$ 40,766,656	$ 44,987,036	$ 45,057,295	$ 38,778,083	$ 55,139,889	$ 84,454,837	**$ 97,182,454**

Notes:
(1) Fiscal year 2011- Implemented GASB 54, Fund Balance Reporting and Governmental Fund Type Definitions.
(2) Fiscal year 2020 - Capital asset adjustment, required restatement of fiscal year 2019.

Schedule 4
Park City Municipal Corporation, Utah
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Revenues										
Taxes and special assessments	$ 28,939,586	$ 30,705,261	$ 31,399,695	$ 34,486,284	$ 33,269,379	$ 35,194,462	$ 36,830,205	$ 41,592,343	$ 44,639,055	**$ 49,004,820**
Licenses and permits	1,067,438	1,166,721	1,446,142	2,611,576	3,025,886	2,462,374	2,464,561	3,390,668	3,899,003	**5,776,248**
Intergovernmental	775,791	627,433	1,404,276	1,818,822	5,346,423	3,288,064	4,044,959	6,214,905	4,345,873	**8,693,506**
Charges for services	1,526,455	1,910,119	2,017,593	2,194,197	2,071,230	2,119,339	2,115,794	2,225,204	2,837,729	**2,687,766**
Fines and forfeitures	28,833	29,404	35,342	21,648	14,206	26,902	42,834	35,327	23,108	**22,313**
Investment income	399,928	283,191	258,657	348,090	261,735	434,588	582,208	1,122,856	2,297,089	**2,041,844**
Impact fees	191,521	133,421	201,235	397,737	817,666	425,365	308,786	432,381	620,441	**456,053**
Rental and other miscellaneous	2,104,193	2,366,777	1,476,317	1,912,540	2,873,179	1,546,004	5,041,320	2,496,363	1,500,515	**1,305,612**
Total revenues	35,033,745	37,222,327	38,239,257	43,790,894	47,679,704	45,497,098	51,430,667	57,510,047	60,162,813	**69,988,162**
Expenditures										
General government	10,717,351	11,260,367	11,381,542	12,086,576	13,653,938	14,604,316	15,005,872	16,235,727	16,175,897	**18,616,889**
Public safety	4,266,143	4,498,776	4,687,516	4,684,672	4,953,544	5,349,433	5,970,451	6,392,525	6,360,284	**6,998,527**
Public works	4,422,633	4,718,003	4,835,958	4,643,828	4,718,959	4,878,647	5,194,880	5,648,653	5,935,423	**5,782,998**
Library and recreation	2,534,737	2,839,500	3,164,535	3,361,464	3,495,302	3,824,435	4,080,211	4,237,835	4,367,960	**4,273,728**
Debt Service										
Principal retirement	5,349,796	5,424,637	4,664,880	5,220,496	18,086,533	5,118,024	4,850,000	8,625,000	6,905,000	**9,275,000**
Interest	2,066,631	1,835,199	1,661,003	1,616,778	1,528,829	1,788,808	1,615,725	2,827,016	3,745,578	**6,169,326**
Bond issuance costs	51,663	-	-	123,931	503,979	-	155,239	223,553	529,457	**118,027**
Capital outlay	12,847,882	17,073,402	8,517,860	13,923,767	26,614,261	11,953,996	51,844,299	39,052,752	70,133,504	**17,207,904**
Economic development	-	-	-	-	405,435	951,268	864,697	870,588	878,578	**861,560**
Total expenditures	42,256,836	47,649,884	38,913,294	45,661,512	73,960,780	48,468,927	89,581,374	84,113,649	115,031,681	**69,303,959**
Revenues (under) expenditures	(7,223,091)	(10,427,557)	(674,037)	(1,870,618)	(26,281,076)	(2,971,829)	(38,150,707)	(26,603,602)	(54,868,868)	**684,203**
Other financing sources (uses)										
Debt issuance	-	-	-	7,170,000	16,975,000	-	25,000,000	31,940,000	70,775,000	**4,000,000**
Refunding bonds issued	1,525,000	-	-	1,930,000	10,110,000	-	-	-	4,290,000	**5,470,000**
Payment to refunded bondholders	(2,655,000)	-	-	(1,930,000)	-	-	-	-	(4,675,000)	**(7,245,000)**
Premium on debt issuance	-	-	-	92,774	773,546	-	2,863,698	3,287,871	9,840,127	**1,206,669**
Premium on refunding bonds	33,592	-	-	50,769	673,841	-	-	-	482,659	**91,796**
Payment received on note	-	-	-	1,375,000	-	-	-	-	-	**-**
Sale of capital assets	1,124,436	2,290,798	17,586	146,554	23,811	755,648	2,363,887	5,553,794	241,682	**4,434,799**
Transfers in	6,595,012	6,424,043	4,731,710	10,978,139	19,728,745	11,965,394	36,237,414	44,274,635	75,835,185	**20,581,027**
Transfers out	(4,466,779)	(4,432,413)	(3,512,710)	(9,682,298)	(17,617,211)	(9,734,034)	(33,864,867)	(41,722,453)	(73,186,521)	**(17,881,180)**
Total other financing sources	2,156,261	4,282,428	1,236,586	10,130,938	30,667,732	2,987,008	32,600,132	43,333,847	83,603,132	**10,658,111**
Net change in fund balances	$ (5,066,830)	$ (6,145,129)	$ 562,549	$ 8,260,320	$ 4,386,656	$ 15,179	$ (5,550,575)	$ 16,730,245	$ 28,734,264	**$ 11,342,314**
Debt Service as a percentage of noncapital expenditures	22.5% (1)	20.5% (1)	18.9% (1)	19.0% (1)	38.3% (1)	16.9% (1)	15.9% (1)	24.4% (1)	22.5%	27.9%

Notes:
(1) Restated.

Schedule 5
Park City Municipal Corporation, Utah
General Government Tax Revenues by Source (1)
Last Ten Fiscal Years
(modified accrual basis of accounting)

Fiscal Year	Property Tax	Sales and Use Tax	Franchise Tax	Resort Tax	Total
2011	$ 13,217,398	$ 3,966,554	$ 2,906,982	$ 5,022,250	$ 25,113,184
2012	14,545,369	4,125,435	2,816,070	5,443,231	26,930,105
2013	14,601,807	4,187,472	3,037,407	5,561,728	27,388,414
2014	14,361,738	4,347,534	3,158,716	5,756,046	27,624,034
2015	14,590,197	4,731,904	3,061,207	6,278,858	28,662,166
2016	14,832,024	5,180,094	3,185,820	6,952,171	30,150,109
2017	14,953,711	5,620,687	3,194,392	7,327,065	31,095,855
2018	17,107,856	5,915,331	3,147,847	8,032,584	34,203,618
2019	17,336,112	6,403,710	3,230,881	8,723,912	35,694,615
2020	**21,869,486**	**6,389,540**	**3,161,759**	**8,570,948**	**39,991,733**
Change:					
2011-2020	65.5%	61.1%	8.8%	70.7%	59.2%

Note:
(1) Includes general fund, capital improvement fund and debt service funds.

Schedule 6
Park City Municipal Corporation, Utah
Assessed Value of Taxable Property Excluding Fee-In-Lieu
Summit and Wasatch Counties Combined (1)
Last Ten Calendar Years
(in thousands of dollars)

Calendar Year	Residential Property	Commercial Property	Miscellaneous Property	Total Assessed Value	Total Estimated Actual Value of Taxable Property	Total Direct Tax Rate
2010	$ 5,501,360	$ 552,927	$ 344,217	$ 6,398,504	$ 7,261,898	0.002130 %
2011	5,858,428	781,086	457,203	7,096,717	7,941,327	0.002236
2012	5,821,784	770,866	417,491	7,010,141	7,826,836	0.002197
2013	5,937,313	678,855	401,319	7,017,488	7,835,845	0.002131
2014	6,274,164	679,149	389,160	7,342,473	8,215,313	0.002067
2015	6,740,782	689,374	390,248	7,820,404	8,748,413	0.001972
2016	7,112,582	739,074	376,177	8,227,833	9,195,067	0.001884
2017	7,491,154	780,964	375,229	8,647,347	9,658,862	0.002059
2018	8,380,192	857,857	89,161	9,327,210	10,436,645	0.001934
2019	**9,197,865**	**814,250**	**91,437**	**10,103,552**	**11,331,385**	**0.002125**

Source: Utah State Tax Commission, Property Tax Division

Note:
(1) Starting in 2013 the City uses the Utah State Tax Commission as the source to obtain more accurate information, data was updated for all years shown for comparison.

Schedule 7
Park City Municipal Corporation, Utah
Assessed Value of Taxable Property Including Fee-In-Lieu
Summit and Wasatch Counties Combined (1)
Last Ten Calendar Years
(in thousands of dollars)

Calendar Year	Residential Property	Commercial Property	Miscellaneous Property	Fee-In-Lieu Value		Total Assessed Value
2010	$ 5,501,360	$ 552,927	$ 344,217	$ 13,509		$ 6,412,013
2011	5,858,428	781,086	457,203	12,755	(2)	7,109,472
2012	5,821,784	770,866	417,491	13,179		7,023,320
2013	5,937,313	678,855	401,319	13,820		7,031,308
2014	6,274,164	679,149	389,160	14,560		7,357,033
2015	6,740,782	689,374	390,248	14,252		7,834,656
2016	7,112,582	739,074	376,177	14,809		8,242,642
2017	7,491,154	780,964	375,229	14,814		8,662,161
2018	8,380,192	857,857	89,161	17,484		9,344,694
2019	**9,197,865**	**814,250**	**91,437**	**15,657**		**10,119,209**

Source: Utah State Tax Commission, Property Tax Division

Notes:
(1) Starting in 2013 the City uses the Utah State Tax Commission as the source to obtain more accurate information, data was updated for all years shown for comparison.
(2) The State's method of calculating the Fee-In-Lieu was changed in 2011, previous years were recalculated using the new formula.

Schedule 8
Park City Municipal Corporation, Utah
Taxable Retail Sales by Category
Last Ten Calendar Years
(in thousands of dollars)

	Calendar Year									
	2010	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**
Apparel stores	$ 21,833	$ 25,919	$ 24,069	$ 22,927	$ 25,777	$ 35,245	$ 34,510	$ 65,299	$ 67,912	**$ 72,213**
Food stores	60,269	64,592	67,066	56,238	57,809	60,862	64,630	67,490	65,618	**70,454**
Sporting goods, hobby, book and music	35,891	40,163	38,638	40,609	40,524	43,363	45,380	47,282	48,461	**51,007**
Home furnishings and appliances	21,785	21,745	20,849	12,394	12,730	12,735	14,806	12,250	17,707	**14,500**
Building materials and farm tools	2,735	2,704	2,819	3,654	3,652	5,695	6,199	4,750	5,000	**6,000**
Miscellaneous retail stores	26,427	26,894	27,985	25,884	29,162	30,691	31,403	13,044	16,331	**29,821**
All other outlets	3,698	3,484	3,674	4,452	4,329	4,283	5,240	1,989	3,314	**3,875**
Total	$ 172,638	$ 185,501	$ 185,100	$ 166,158	$ 173,983	$ 192,874	$ 202,168	$ 212,104	$ 224,343	**$ 247,869**
City direct sales tax rate	2.40 %	2.40 %	2.40 %	2.90 %	2.90 %	2.90 %	2.90 %	3.15 %	3.15 %	**3.15 %**

Source: Utah State Tax Commission website: Taxable Sales by Major City

Schedule 9
Park City Municipal Corporation, Utah
Direct and Overlapping Property Tax Rates
Last Ten Calendar Years

Calendar Year	City Direct Rates: Basic Rate	General Obligation Debt Service	Total Direct	Overlapping Rates: Summit County Levy	State Assessment/ Collecting	Weber Basin Water	Park City Fire	Park City School	Summit Co. Mosquito Abatement	Total Levy for Park City Residents
Tax Rate (per $1 of taxable value)										
2010	0.001389	0.000741	0.002130	0.000895	0.000228	0.000207	0.001070	0.004360	0.000040	0.008930
2011	0.001383	0.000853	0.002236	0.000924	0.000241	0.000217	0.001161	0.004405	0.000040	0.009224
2012	0.001431	0.000766	0.002197	0.000943	0.000239	0.000215	0.000987	0.004924	0.000041	0.009546
2013	0.001385	0.000746	0.002131	0.000909	0.000226	0.000210	0.000950	0.004630	0.000040	0.009096
2014	0.001248	0.000819	0.002067	0.000826	0.000222	0.000199	0.000907	0.004770	0.000038	0.009029
2015	0.001362	0.000610	0.001972	0.000767	0.000205	0.000199	0.000841	0.004461	0.000035	0.008480
2016	0.001304	0.000580	0.001884	0.000726	0.000191	0.000187	0.000793	0.004220	0.000033	0.008034
2017	0.001237	0.000822	0.002059	0.000680	0.000183	0.000174	0.000742	0.003951	0.000031	0.007820
2018	0.001202	0.000732	0.001934	0.000831	0.000169	0.000164	0.000726	0.004408	0.000030	0.008262
2019	**0.001107**	**0.001018**	**0.002125**	**0.000756**	**0.000155**	**0.000153**	**0.000667**	**0.004411**	**0.000027**	**0.008294**

Source: Summit County property tax notices.

Note: The City's basic property tax rate may be increased only by a majority vote of the City's residents. Rates for debt service are set based on each year's requirements.

Schedule 10
Park City Municipal Corporation, Utah
Direct and Overlapping Sales Tax Rates
Last Ten Calendar Years

Calendar Year	City Direct Rate	Summit County	State of Utah	Total
2011	2.40 %	0.35 %	4.70 %	7.45 %
2012	2.40	0.35	4.70	7.45
2013	2.90 (1)	0.35	4.70	7.95
2014	2.90	0.35	4.70	7.95
2015	2.90	0.35	4.70	7.95
2016	2.90	0.35	4.70	7.95
2017	3.15 (2)	0.60 (3)	4.70	8.45
2018	3.15	0.85 (4)	4.70	8.70
2019	3.15	1.05 (5)	4.85	9.05
2020	**3.15**	**1.05**	**4.85**	**9.05**

Source: Utah State Tax Commission

Notes:

(1) Includes 0.50 percent Additional Resort Communities Sales and Use Tax implemented in calendar year 2013.
(2) Includes 0.25 percent Additional Mass Transit Tax implemented in calendar year 2017.
(3) Includes 0.25 percent County Option Transportation Tax implemented in calendar year 2017.
(4) Includes 0.25 percent County Transportation Infrastructure Tax implemented in calendar year 2018.
(5) Includes 0.20 percent County Option for Public Transit Tax implemented in calendar year 2019.

Schedule 11
Park City Municipal Corporation, Utah
Principal Property Taxpayers
Current Year and Nine Years Ago

	2020			2011		
Taxpayer	**Taxable Assessed Value**	**Rank**	**Percentage of Total City Taxable Assessed Value**	**Taxable Assessed Value**	**Rank**	**Percentage of Total City Taxable Assessed Value**
Talisker Empire Pass Hotel LLC (Montage)	$ 158,714,000	1	1.73 %	$ -	-	- %
Marriott Ownership Resorts	115,931,590	2	1.26	114,503,400	1	1.89
VR CPC Holdings Inc. (Vail Resorts)	35,108,068	3	0.38	-	-	-
Deer Valley Resort	26,261,770	4	0.29	46,545,072	2	0.77
Chateaux at Silver Lake	21,900,400	5	0.24	22,274,969	4	0.37
Redus Park City LLC	20,395,700	6	0.22	-	-	-
Silver Lake Development Corp.	19,540,360	7	0.21	-	-	-
Dahnke Scott (JT)	16,905,512	8	0.18	-	-	-
HA Daisy Yoonhee Trustee	16,630,000	9	0.18 (1)	-	-	-
DVP LLC	16,356,150	10	0.18	-	-	-
Flagstaff Residences, LLC	-	-	-	29,359,000	3	0.48
Silver Lake Associates	-	-	-	19,540,360	5	0.32
DMC Services LLC	-	-	-	16,609,980	6	0.27
Powder Development Company	-	-	-	15,050,268	7	0.25
Wintzer Wolfe Properties	-	-	-	14,349,994	8	0.24
Sunstone Sidewinder LLC	-	-	-	13,259,842	9	0.22
Pacificorp	-	-	-	10,834,760	10	0.18
Totals	$ **447,743,550**		**4.87** %	$ **302,327,645**		**4.99** %

Source: Summit County Treasurer and Park City Finance Department.

Note:
(1) Per Summit County, this is an accumulation of 98 properties.

Schedule 12
Park City Municipal Corporation, Utah
City Tax Revenue Collected by County
Last Ten Calendar Years

			Collected Within the Year of the Levy			Total Collections to Date	
Tax Year End 12/31	Original Levy (1)	Adjusted Levy	Amount (2)	Percent of Adjusted Levy	Collections in Subsequent Years	Amount (2)	Percent of Net Levy
Summit County							
2010	12,984,657	12,918,445	12,060,672	93.36	839,167	12,899,839	99.86
2011	12,750,981	14,170,463	13,579,302	95.83	568,229	14,147,531	99.84
2012	14,655,626	14,650,150	13,275,742	90.62	1,368,069 (3)	14,643,811	99.96
2013	14,236,860	14,370,289	13,637,854	94.90	720,856	14,358,710	99.92
2014	14,451,389	14,602,592	13,714,698	93.92	879,744	14,594,442	99.94
2015	14,747,175	14,862,169	14,731,910	99.12	111,730	14,843,640	99.88
2016	14,856,934	14,971,905	14,908,200	99.57	45,527	14,953,727	99.88
2017	17,140,149	17,267,457	17,167,415	99.42	50,560	17,217,975	99.71
2018	17,403,473	17,509,334	17,342,944	99.05	28,486	17,371,430	99.21
2019	**20,759,599**	**20,689,208**	**19,523,979**	**94.37**	-	**19,523,979**	**94.37**
Wasatch County							
2010	723,334	711,980	711,980	100.00	-	711,980	100.00
2011	568,568	521,424	521,424	100.00	-	521,424	100.00
2012	586,238	583,467	583,467	100.00	-	583,467	100.00
2013	608,641	605,996	605,996	100.00	-	605,996	100.00
2014	611,098	611,098	611,098	100.00	-	611,098	100.00
2015	588,597	580,842	580,842	100.00	-	580,842	100.00
2016	582,082	581,989	570,597	98.04	-	570,597 (4)	98.04
2017	639,263	640,331	633,356	98.91	-	633,356 (4)	98.91
2018	626,749	624,919	608,868	97.43	-	608,868 (4)	97.43
2019	**729,099**	**739,991**	**737,765**	**99.70**	-	**737,765**	**99.70**

Source: Summit and Wasatch County Annual Financial Reports.

Notes:
(1) Excludes redevelopment agencies valuation.
(2) Total collection amounts do not include any fee-in-lieu payments.
(3) Increase was due to miscoding, by Summit County, of a large portion of Flagstaff Annexation, which was corrected in calendar year 2013, and property taxes paid.
(4) Prior year collection data not available for Wasatch County.

Schedule 13
Park City Municipal Corporation, Utah
Property Tax Levies and Collections (1)
Last Ten Calendar Years

Calendar Year Ended December 31,	Taxes Levied for the Calendar Year	Collected within the Calendar Year of the Levy: Amount	Collected within the Calendar Year of the Levy: Percentage of Levy	Collections in Subsequent Years	Total Collections to Date: Amount	Total Collections to Date: Percentage of Levy
2010	$ 13,630,425	$ 12,772,652	93.71 %	$ 839,167	$ 13,611,819	99.86 %
2011	14,691,887	14,100,726	95.98	568,229	14,668,955	99.84
2012	15,233,617	13,859,209	90.98	1,368,069 (2)	15,227,278	99.96
2013	14,976,285	14,243,850	95.11	720,856	14,964,706	99.92
2014	15,213,690	14,325,796	94.16	879,744	15,205,540	99.95
2015	15,443,011	15,312,752	99.16	111,730	15,424,482	99.88
2016	15,553,894	15,478,797	99.52	45,527	15,524,324	99.81
2017	17,907,788	17,800,771	99.40	50,560	17,851,331	99.68
2018	18,134,253	17,951,812	98.99	28,486	17,980,298	99.15
2019	**21,429,199**	**20,261,744**	**94.55**	-	**20,261,744**	**94.55**

Source: Summit and Wasatch County Annual Financial Reports, and Park City Finance Department.

Notes:
(1) Includes general fund and debt service funds.
(2) Increase was due to miscoding, by Summit County, of a large portion of Flagstaff Annexation, which was corrected in calendar year 2013, and property taxes paid.

Schedule 14
Park City Municipal Corporation, Utah
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Activities				Business-type Activities				
Fiscal Year	**General Obligation Bonds (1)**	**Sales Tax Increment Bonds (1)**	**Municipal Building Authority**	**Contracts Payable**	**Water Bonds (1)**	**Contracts Payable**	**Total Primary Government**	**Percentage of Personal Income (2)**	**Per Capita (2)**
2011	$ 36,535,828	$ 11,964,909 (3)	$ 244,981	$ 404,589	$ 41,653,443	$ -	$ 90,803,750	3.87 %	$ 11,954
2012	33,168,627	10,167,292	-	334,933	44,329,011 (4)	-	87,999,863	3.52	11,660
2013	29,701,426	8,994,028	-	2,760,053	46,853,772 (5)	-	88,309,279	3.17	11,466
2014	33,018,370 (6)	7,785,764	-	2,679,557	48,237,837 (7)	-	91,721,528	3.20	11,650
2015	29,298,159 (8)	24,334,866 (9)	-	93,024	45,184,477	-	98,910,526	3.21	12,275
2016	26,009,111	22,393,581	-	-	42,041,117	-	90,443,809	4.19	11,127
2017	50,485,922 (10)	20,715,393	-	-	38,797,758	-	109,999,073	3.74	13,254
2018	45,273,366	52,003,833 (11)	-	-	35,419,397	-	132,696,597	3.30	15,839
2019	91,632,655 (12)	78,605,090 (13)	-	-	31,906,489	-	202,144,235	2.73	24,414
2020	**89,738,177 (14)**	**73,389,583**	**-**	**-**	**100,237,316 (15)**	**3,180,985 (16)**	266,546,063	**2.07**	**31,403**

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.
(1) Presented net of original issuance discounts and premiums.
(2) See Schedule 20 for personal income and population data.
(3) The City issued Sales Tax Bonds Series 2010 for $1.5 million in fiscal year 2011.
(4) The City issued Water Revenue Bonds Series 2012 for $4.2 million in fiscal year 2012.
(5) The City issued Water Revenue Bonds Series 2012B, 2013A and 2013B for $8.6 million in fiscal year 2013.
(6) The City issued GO Bonds Series 2013 for $9.1 million in fiscal year 2014.
(7) The City issued Water Revenue Bonds Series 2014 for $4.1 million in fiscal year 2014.
(8) The City issued GO Bonds Series 2014 for $3.4 million in fiscal year 2015.
(9) The City issued Sales Tax Bonds Series 2014A for $6.7 million, Series 2014B for $5.4 million, and Series 2015 for $11.6 million in fiscal year 2015.
(10) The City issued GO Bonds Series 2017 for $27.8 million in fiscal year 2017.
(11) The City issued Sales Tax Bonds Series 2017 for $31.9 million, in fiscal year 2018.
(12) The City issued GO Bonds Series 2019 for $48.3 million in fiscal year 2019.
(13) The City issued Sales Tax Bonds Series 2019 for $26.8 million, in fiscal year 2019.
(14) The City issued GO Bonds Series 2020 for $9.5 million in fiscal year 2020.
(15) The City issued Water Revenue Bonds Series 2020 for $75.5 million in fiscal year 2020.
(16) The City entered into an agreement with Weber Basin Water Conservancy District for $3.2 million in fiscal year 2020.

Schedule 15
Park City Municipal Corporation, Utah
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year		General Obligation Bonds (1)	Percentage of Actual Property Value (2)		Per Capita (3)
2011	$	36,535,828	0.50 %	$	4,810
2012		33,168,627	0.42		4,395
2013		29,701,426	0.38		3,856
2014		33,018,370	0.42		4,194
2015		29,298,159	0.36		3,636
2016		26,009,111	0.30		3,200
2017		50,485,922	0.55		6,083
2018		45,273,366	0.47		5,404
2019		91,632,655	0.88		11,067
2020		**89,738,177**	**0.79**		**10,572**

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements

(1) Presented net of original issuance discounts and premiums.
(2) See Schedule 6 for property value data.
(3) See Schedule 20 for population and personal income data.

Schedule 16
Park City Municipal Corporation, Utah
Direct and Overlapping Governmental Activities Debt (2)
As of June 30, 2020

Governmental Unit		Net Debt Outstanding	Estimated Percentage Applicable to Park City (1)		Estimated Amount Applicable to Park City
Debt repaid with property taxes					
Summit County	$	26,565,000	11.47 %	$	3,047,006
Wasatch County		1,025,000	3.96		40,590
Wasatch County School District		93,996,878	3.96		3,722,276
Weber Basin Water Conservancy District		10,870,000	14.63		1,590,281
Other debt					
Summit County		25,736,000	11.47		11,452,520
Wasatch County		6,435,000	3.96		254,826
Subtotal, overlapping debt					23,375,303
City direct debt					163,127,760
Total direct and overlapping				$	186,503,063

Sources: Assessed value data used to estimate applicable percentages provided by the Utah State Tax Commission. Debt outstanding data provided by each governmental unit.

Notes:
(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another government unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.
(2) Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Park City. This process recognizes that, when considering the City's ability to issue and repay long- term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

Schedule 17
Park City Municipal Corporation, Utah
Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Debt limit	$ 273,828,091	$ 266,103,174	$ 269,015,017	$ 280,699,514	$ 293,698,934	$ 312,816,159	$ 329,113,324	$ 345,893,884	$ 373,088,393	**$ 404,142,080**
Total net debt applicable to limit	36,535,828	33,168,627	29,701,426	33,018,370	29,298,159	26,009,111	50,485,922	45,273,366	91,632,655	**89,738,177**
Legal debt margin	$ 237,292,263	$ 232,934,547	$ 239,313,591	$ 247,681,144	$ 264,400,775	$ 286,807,048	$ 278,627,402	$ 300,620,518	$ 281,455,738	**$ 314,403,903**
Total net debt applicable to the limit as a percentage of debt limit	13.34%	12.46%	11.04%	11.76%	9.98%	8.31%	15.34%	13.09%	24.56%	**22.20%**

Legal Debt Margin Calculation for Fiscal Year 2020

Total assessed value	**$ 10,103,552,000**
Debt limit - 4.0% of total assessed value	**$ 404,142,080**
Amount of debt applicable to debt limits:	
General Obligation Bonds 2013A, 2017, 2019 and 2020	**89,738,177**
Less: Amount available for repayment of general obligation bonds	**-**
Total net debt applicable to limit	**89,738,177**
Legal debt margin	**$ 314,403,903**

Notes: Under Utah State Law, Park City 's outstanding general obligation debt should not exceed 4.0 percent of total assessed property value. The general obligation debt subject to the limitation may be offset by resources set aside for the repayment of the principal that are externally restricted.

Schedule 18
Park City Municipal Corporation, Utah
Pledged-Revenue Coverage
Last Ten Fiscal Years

	Sales Tax Increment Bonds			
	Sales Tax	Debt Service		
Fiscal Year	Increment	Principal	Interest	Coverage
2011	$ 8,988,804	$ 1,445,000	$ 501,680	4.6
2012	9,568,666	1,785,000	465,813	4.3
2013	9,749,200	1,165,000	401,587	6.2
2014	10,103,580	1,200,000	359,863	6.5
2015	11,010,762	8,350,000	383,012	1.3
2016	12,132,265	1,810,000	782,290	4.7
2017	12,947,752	1,550,000	705,380	5.7
2018	13,947,915	3,680,000	1,351,082	2.8
2019	15,127,622	3,240,000	2,110,324	2.8
2020	**14,960,488**	**4,625,000**	**2,792,440**	**2.0**

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements. See Schedule 19 for information on water revenue bond coverage.

Schedule 19
Park City Municipal Corporation, Utah
Water Fund Refunding and Revenue Bonds
Schedule of Net Revenues to Aggregate Debt Service
As of June 30, 2020

		Coverage Ratio Actual	Coverage Ratio Minimum
Net revenues (change in net position)	**$ 2,599,792**		
Add			
Excluded transfer to general fund	1,541,405		
Depreciation and amortization	3,582,658		
Bond interest expense	1,043,990		
Revenues pledged to debt	**8,767,845**	**1.97**	**1.20**

	Principal	Interest	Total
2009A Water Bonds-DEQ	$ 125,000	$ -	$ 125,000
2009B Water Revenue and Refunding Bonds	-	-	-
2009C Water Revenue Bonds	1,900,000	488,609	2,388,609
2010 Water Revenue Bonds	870,000	150,340	1,020,340
2012 Water Revenue Bonds	280,000	57,088	337,088
2012B Water Revenue and Refunding Bonds	-	116,068	116,068
2013A Water Revenue	235,000	29,228	264,228
2014 Water Revenue Bonds	-	115,043	115,043
2020 Water Revenue Bonds	-	87,614	87,614
	$ 3,410,000	$ 1,043,990	$ 4,453,990

		Coverage Ratio Actual	Coverage Ratio Minimum
Less water development fees and capital contributions collected in fiscal year 2020	(1,777,154)		
Net revenues less development fees and capital contributions	**$ 6,990,691**	**1.57**	**1.00**

Year	Net Revenue (Loss)	Gross Revenues (Less Development Fees) Available for Debt Service	Total Debt Service	Coverage	Gross Revenue Available for Debt Service	Debt	Coverage
2011	$ 372,687	$ 3,408,046	$ 3,004,182	1.13	$ 3,856,339	$ 3,004,182	1.28
2012	928,730	4,262,970	3,000,782	1.42	4,765,325	3,000,782	1.59
2013	2,256,909	6,115,611	4,069,154	1.50	6,827,075	4,069,154	1.68
2014	3,644,383	6,603,287	4,124,483	1.60	8,314,345	4,124,483	2.02
2015	5,862,508	7,781,536	4,254,867	1.83	11,530,762	4,254,867	2.71
2016	3,074,564	7,474,148	4,247,871	1.76	8,657,335	4,247,871	2.04
2017	4,972,598	9,821,604	4,245,164	2.31	10,912,626	4,245,164	2.57
2018	5,484,037	10,299,731	4,245,644	2.43	11,555,071	4,245,644	2.72
2019	6,190,191	10,256,385	4,399,869	2.33	12,345,168	4,399,869	2.81
2020	**2,599,792**	**6,990,691**	**4,453,990**	**1.57**	**8,767,845**	**4,453,990**	**1.97**

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Schedule 20
Park City Municipal Corporation, Utah
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population	Personal Income (thousands of dollars) (1)	Per Capita Personal Income (1)	Median Age	School Enrollment	Unemployment Rate (1)
2011	7,596	$ 2,281,691	$ 61,719	37.4	4,351	6.6 %
2012	7,547	2,503,395	68,524	35.7	4,400	6.0
2013	7,702	2,730,934	72,643	37.4	4,421	4.0
2014	7,873	2,944,020	77,468	34.9	4,630	3.1
2015	8,058	3,177,339	82,558	38.8	4,739	3.2
2016	8,128	3,784,040	96,766	38.5	4,763	3.4
2017	8,299	4,110,805	102,053	40.4	4,891	3.1
2018	8,378	4,380,364	108,675	40.6	4,824	2.9
2019	8,280	5,518,624 (2)	131,606 (2)	40.3	4,780	2.7
2020	**8,488**	**5,518,624 (3)**	**131,606 (3)**	**39.3**	**4,816**	**9.8**

Sources:
- Utah Department of Workforce Services
- Park City School District
- Park City Chamber & Visitors Bureau
- Summit County Annual Financial Reports

Notes:
(1) Applies to Summit County.
(2) Personal Income and Per Capita Personal Income from 2019 was updated by Summit County in October 2020.
(3) Most recent data for Personal Income and Per Capita Personal Income is 2019.

Schedule 21
Park City Municipal Corporation, Utah
Principal Employers
Current Year and Nine Years Ago

	2020 (1)				2011 (2)			
Employer	**Yearly Maximum Employees**	**Yearly Minimum Employees**	**Rank**	**Percentage of Total City Employment (3)**	**Yearly Maximum Employees**	**Yearly Minimum Employees**	**Rank**	**Percentage of Total City Employment (3)**
Royal Street of Utah ET AL (Deer Valley Resort)	2999	2,000	1	12.33 %	2600	750	1	20.38 %
Park City Mountain Resort	1999	1000	2	8.22	1175	120	2	9.21
Montage Hotels & Resorts, LLC	999	500	3	4.11	-	-	-	-
Stein Eriksen Lodge	999	500	4	2.75	520	326	4	4.08
Park City School District	670	669	5	2.75	800	705	3	6.27
Park City Municipal Corporation	656	513	6	4.11	429	393	6	3.91
IHC/Park City Surgical Center	499	250	7	2.05	499	250	5	3.36
High West Saloon, LLC	249	100	8	1.02	-	-	-	-
Hotel Park City	249	100	9	1.02	-	-	-	-
United States Ski & Snowboard Association	249	100	10	1.02	249	100	7	1.95
Premier Resorts of Utah	-	-	-	-	-	-	-	-
Park City Marriott (Olympia Park Hotel)	-	-	-	-	-	-	-	-
Jan's	-	-	-	-	202	93	8	1.58
Fresh Market (Albertson's)	-	-	-	-	155	80	9	1.22
Sunstone Hotel/Marriott Park City	-	-	-	-	140	105	10	1.10
Total	9,568	5,732		39.40 %	6,769	2,922		53.06 %

Notes:
(1) Current numbers are from respective employers and Utah Department of Workforce Services.
(2) Prior year's numbers are from Summit County and Utah Department of Workforce Services.
(3) Percentage is based on the maximum number of employees in the range divided by the total labor force of Summit County.

Schedule 22
Park City Municipal Corporation, Utah
Full-time Equivalent City Government Employees by Function
Last Ten Fiscal Years

	Fiscal Year									
Function	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
	Full-time Equivalent Employees									
General government										
Executive	4.5	5.1	5.5	5.1	4.0	4.0	4.1	4.6	6.0 (6)	**6.0**
Finance	6.8	6.8	6.8	6.7	6.7	6.7	6.7	6.6	6.2	**6.7**
Human resources	6.9	6.9	5.3	5.1	5.1	5.1	5.1	5.1	6.3	**6.3**
Budget, debt and grants	2.0	2.0	1.3	3.0	3.3	3.3	3.3	3.3	3.5	**3.1**
Planning	6.0	7.0	7.0	8.0	9.0	9.2	9.7	10.0	10.2	**10.2**
Building	14.8	13.0	13.0	13.0	15.0	16.0	17.3	17.6	19.2	**20.2**
Engineering	3.0	2.8	2.7	2.8	2.8	4.0	4.3	4.8	5.5	**5.5**
Legal	7.8	7.8	7.0	7.0	7.0	7.0	7.0	7.0	7.1	**7.1**
Sustainability	6.0	9.8	9.7	10.9	11.3	11.3	12.3	13.8	12.8	**13.8**
I.T.	9.8 (1)	9.8	10.8	9.5	9.5	9.5	9.5	8.5	8.5	**8.5**
Other	5.5	5.0	5.1	5.0	6.0	6.0	6.0	6.0	7.5	**9.9 (7)**
Public safety										
Police	34.9	34.0	33.9	34.6	34.0	34.0	36.5	41.1	41.3	**43.6**
Communication center	10.0	10.0	10.4	10.4	10.4	10.4	10.4	2.5	-	**-**
Other	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	**1.5**
Public works										
Transit	81.8	82.5	82.9	80.8	77.2	75.6	75.7	107.8 (5)	123.8 (5)	**124.6**
Fleet services	8.0	8.0	8.0	8.0	9.4	9.8	9.8	9.9	10.1	**9.9**
Parking	-	-	-	7.8 (2)	8.0	8.2	8.2	10.5	12.5	**10.7**
Street maintenance	17.5	17.5	17.5	17.4	17.3	17.0	14.8	15.3	15.3	**17.2**
Parks and cemetery	17.3	18.8	18.2	18.2	18.6	19.0	19.0	19.0	19.0	**19.3**
Other	9.6	9.6	9.6	9.0	9.0	9.0	9.0	9.0	9.0	**8.5**
Library and recreation										
Library	11.2	11.4	11.4	11.4	11.4	11.9	12.3	13.0	13.5	**13.5**
Golf	5.7	5.5	5.4	5.2	6.0	6.0	7.8	7.8	8.1	**8.1**
Recreation	27.4	27.3	29.9	29.7	28.2	28.2	29.3	27.8	27.0	**27.0**
Tennis	6.9	7.4	7.9	4.0	4.7	4.7	4.7	5.2	2.9	**2.9**
Ice	11.0	11.0	9.0	8.4	11.4	11.3	12.3	11.3	11.3	**11.6**
Water										
Water billing	1.0	1.0	1.0	1.0	- (3)	-	-	-	-	**-**
Water operations	17.5	17.6	21.9	21.9	23.0	24.4	26.5	27.5	29.5	**29.2**
Stormwater										
Stormwater operations	-	-	-	-	-	-	6.1 (4)	6.6	6.6	**5.9**
Total	**334.4**	**339.1**	**342.7**	**345.4**	**349.8**	**353.1**	**369.2**	**403.1**	**423.6**	**430.4**

Source: Park City Budget Department.

Notes: A full-time employee is scheduled to work 2,080 hours per year (including vacation). Full-time equivalent employment is calculated by dividing total labor hours by 2,080.

(1) In 2011 the IT Department was taken out of other and listed individually.
(2) In 2014 the Parking Department was added, until that time it had been outsourced.
(3) In 2015 Water Billing was combined with Water Operations.
(4) In 2017 the Stormwater Operations Department was created.
(5) Significant increase in transit operators and total route miles.
(6) McPolin Barn FTE transferred from Recreation to Executive.
(7) In 2020 the Social Equity position was created.

Schedule 23
Park City Municipal Corporation, Utah
Population Statistics

Census:	Calendar Year	Park City Population	Percent Change from Prior Period	Summit County Population	Percent Change from Prior Period
	1950	2,254	- %	6,745	- %
	1960	1,366	(39.40)	5,673	(15.89)
	1970	1,193	(12.66)	5,879	3.63
	1980	2,823	136.63	10,198	73.46
	1990	4,430	56.93	15,518	52.17
	2000	6,500	46.73	29,736	91.62
	2010	7,596	(4.81)	40,451	36.03
	2011	7,547	(0.65)	36,324	(10.20)
	2012	7,702	2.05	37,208	2.43
	2013	7,873	2.22	38,003	2.14
	2014	8,058	2.35	39,105	2.90
	2015	8,128	0.87	39,633	1.35
	2016	8,299	2.10	40,307	1.70
	2017	8,378	0.95	41,106	1.98
	2018	8,280	(1.17)	41,933	2.01
	2019	**8,488**	**2.51**	**42,145**	**0.51**

Age distribution of 2019 population:

Age	Number	Percent
Under 5 Years	319	3.76 %
5-14	978	11.52
15-24	1,230	14.49
25-34	1,380	16.26
35-44	1,034	12.18
45-54	1,221	14.39
55-64	1,227	14.46
65-74	837	9.86
75 and over	262	3.09
	8,488	**100.00 %**

Median age: 39.3

Sources:
U.S. Census Bureau, ACS Demographic and Housing Estimates
Utah Department of Workforce Services
Park City Chamber & Visitors Bureau

Schedule 24
Park City Municipal Corporation, Utah
Transient Room Capacity as a Percentage of Population
Last Ten Fiscal Years

Fiscal Year	Transient Room Capacity (1)	Park City Population	Resort Percentage
2011	27,178	7,596	358 %
2012	27,178	7,547	360
2013	28,275	7,702	367
2014	28,275	7,873	359
2015	28,275	8,058	351
2016	28,275	8,128	348
2017	23,119	8,299	279
2018	27,422	8,378	327
2019	27,422	8,280	331
2020	**28,670**	**8,488**	**338**

Sources:
Park City Chamber/Visitor Bureau

Note:
(1) Beginning in 2019, the City used Park City Chamber/Visitor Bureau data for room capacity and restated all previous year's data for consistency.

Schedule 25
Park City Municipal Corporation, Utah
Historical Pledged Taxes
Last Ten Fiscal Years

Fiscal Year	Pledged Sales & Use Taxes	% Change From Prior Year	Pledged Resort Tax (3)	% Change From Prior Year	Pledged Municipal Transient Room Tax	% Change From Prior Year	Total Pledged Taxes	% Change From Prior Year
2011	$ 3,966,554	(0.6) %	$ 6,696,333	12.0 %	$ -	n/a %	$ 10,662,887	7.0 %
2012	4,125,435	4.0	7,257,641	8.4	-	n/a	11,383,076	6.8
2013	4,187,472	1.5	7,837,545 (1)	8.0	-	n/a	12,025,017	5.6
2014	4,347,534	3.8	11,070,470 (2)	41.2	-	n/a	15,418,004	28.2
2015	4,731,904	8.8	12,158,993	9.8	-	n/a	16,890,897	9.6
2016	5,180,094	9.5	13,472,260	10.8	-	n/a	18,652,354	10.4
2017	5,620,687	8.5	14,695,621	9.1	-	n/a	20,316,308	8.9
2018	5,915,331	5.2	15,576,576	6.0	1,592,720 (4)	n/a	23,084,627	13.6
2019	6,403,710	8.3	16,915,887	8.6	2,733,084	71.6	26,052,681	12.9
2020	**6,389,540**	**(0.2)**	**16,624,398**	**(1.7)**	**2,692,669**	**(1.5)**	**25,706,607**	**(1.3)**

Notes:
(1) Beginning in fiscal year 2013 the City began reporting 25 percent of the 1.1 percent Resort Communities Tax to transit-related projects and improvements.
(2) The 0.50 percent Additional Resort Communities Sales and Use Tax implemented in fiscal year 2013, went into effect in fiscal year 2014.
(3) 2010-2018 restated to include the full Resort Sales and Use Tax applicable to each year.
(4) The 1.0 percent Municipal Transient Room Tax was implemented on January 1, 2018.

Schedule 26
Park City Municipal Corporation, Utah
Operating Indicators by Function
Last Ten Fiscal Years

	Fiscal Year									
Function	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Police										
Physical arrests	583	468	616	623	516	506	449	426	318	**255**
Parking citations	102	342	326	219	282	236	291	129	132	**214**
Traffic citations	1,984	963	950	904	454	966	712	697	608	**761**
Public works										
Street resurfacing (tons of asphalt)	5,500	4,616	4,616	5,133	5,526	6,034	5,486	6,500	6,000	**8,200**
Potholes repaired	275	235	230	240	210	380	400	200	800	**1,100**
Water										
Number of customers	5,161	5,171	5,180	5,203	5,226	5,230	5,276	5,331	5,450	**5,502**
New connections	26	10	22	37	42	56	56	75	82	**100**
Average daily consumption (Tgal)	4,152	4,915	4,822	4,660	4,430	4,647	4,890	3,475	3,475	**4,326**
Peak daily consumption (Tgal)	8,120	8,529	8,873	8,820	7,786	7,767	8,660	5,839	5,839	**8,669**
Average monthly billings (3/4" meter)	54.82	57.61	82.51	86.22	88	83.32	105.87	90.63	111.32	**100.44**
Residential billing rates										
Base rate (per 3/4" meter)	25.23	28.26	33.35	39.35	44	44.07	44.95	47.65	49.08	**50.55**
Base rate (per 1" meter)	34.06	45.02	45.02	53.12	59	59.49	60.68	64.32	66.25	**68.24**
Base rate (per 1-1/2" meter)	40.39	53.38	53.38	62.99	71	70.55	71.96	76.28	78.57	**80.93**
Rate per Tgal (winter months only)	4.42	5.84	5.84	6.89	8	7.72	5.60	5.94	6.12	**6.30**
Commercial billing rates										
Base rate (per 3/4" meter)	32.80	43.35	43.35	51.15	57	57.29	58.44	61.95	63.61	**65.52**
Base rate (per 1" meter)	55.50	73.35	73.35	86.55	97	96.94	98.88	104.81	107.95	**111.19**
Base rate (per 1-1/2" meter)	118.56	156.69	156.69	184.89	207	207.08	211.22	223.89	230.61	**237.53**
Base rate (per 2" meter)	247.24	326.75	326.75	385.57	432	431.84	440.48	466.91	480.92	**495.35**
Base rate (per 3" meter)	643.38	850.30	850.30	1,003.35	1,124	1,123.75	1,146.23	1,215.15	1,251.60	**1,289.15**
Base rate (per 4" meter)	1,168.14	1,543.82	1,543.82	1,821.71	2,040	2,040.32	2,081.13	2,206.00	2,272.18	**2,340.35**
Base rate (per 6" meter)	2,202.56	2,910.19	2,910.19	3,434.02	3,846	3,846.10	3,923.02	4,158.40	4,283.15	**4,411.64**
Base rate (per 8" meter)	3,792.06	5,011.59	5,011.59	5,913.67	6,623	6,623.31	6,755.78	7,161.13	7,375.96	**7,597.24**
Rate per 1,000 gallons	4.42	5.84	5.84	6.89	8	7.72	7.87	8.34	8.59	**8.85**
Building activity										
Building permits issued	903	984	1,615	1,432	1,289	1,102	999	1,422	1,252	**1,575**
Number of residential units	17	24	40	51	119	57	54	66	132	**39**
Residential value (in thousands)	9,429	15,673	21,260	40,646	64,102	30,826	36,092	48,420	97,683	**68,878**
Commercial value (in thousands)	8,929	198	173	14,420	17,951	3,663	8,912	40,266	46,236	**125,390**
Parks and recreation										
Racquet club passes	1,368	3,304 (1)	5,037	7,038	7,893	7,922	7,067	7,415	7,859	**8,476**
Golf rounds	25,852	29,282	30,151	30,887	29,269	29,537	30,731	29,484	27,382	**30,085**
Library										
Total volumes borrowed	89,174	93,626	91,955	79,709 (2)	54,262 (2)	98,930 (3)	111,388	155,683 (4)	193,795 (4)	**115,463 (6)**
Circulation per capita	12	12	12	10	7	12	13	13	14	**14**
Transit										
Total route miles	1,051,995	1,111,456	1,113,567	1,116,067	986,500	1,065,755	1,141,405	1,924,148 (5)	2,159,537	**1,942,609 (6)**
Passengers	1,965,455	1,934,382	1,882,533	1,823,459	1,701,758	1,798,482	2,100,455	2,288,730 (5)	2,659,826	**2,394,311 (6)**

Sources: Various City departments.

Notes: Indicators are not available for the general government function.
(1) New PC MARC facility opened in December 2011, resulting in a large increase in pass sales.
(2) Significant decrease in Library total volumes borrowed and circulation per capita in 2014 and 2015, was due to the relocation of the Library to temporary facilities, during the renovation of existing facility.
(3) Significant increase in Library total volumes borrowed and circulation per capita in 2015 and 2016, was due to the completion of the Library renovation.
(4) Significant increase in Library total volumes borrowed in 2018 due to a change in how electronic material was tracked (count now includes number of units instead of number of titles).
(5) Significant increase in total route miles in 2018 was due to the addition of several new routes including the Kamas circulator.
(6) Significant decrease is due to the COVID-19 pandemic. The City cut back on Transit routes and limited passenger numbers. Additionally, the library switched to curbside delivery for several months.

Schedule 27
Park City Municipal Corporation, Utah
Capital Asset Statistics by Function
Last Ten Fiscal Years

	Fiscal Year									
Function	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
City Area (sq. miles)	18	18	18	18	20	20	20	20	20	**20**
Police station	1	1	1	1	1	1	1	1	1	
Transit buses	37	36	36	36	37	37	38	39	47	
Public works										
Streets (lane miles)	111	111	111	126	126	126	126	126	128	**128**
Street lights	530	545	545	712	712	712	964	985	985	**985**
Water										
Fire hydrants	1,100	1,105	1,105	1,105	1,081	1,090	1,091	1,104	1,131	**1,137**
Water mains (miles)	130	131	132	135	137	140	142	142	142	**142**
Storage capacity (Tgal)	14,650	14,650	13,650	13,650	13,650	13,650	13,650	18,250	18,250	**18,250**
Recreation and culture										
Acreage	223	223	223	223	223	223	1,536 (1)	1,580	1,675 (3)	**1,625 (4)**
Parks	40	40	40	40	40	40	42	42	42	**42**
Covered picnic areas	4	4	4	4	4	4	6	6	6	**6**
Tennis courts	9	13	13	14	14	14	14	14	14	**14**
Soccer fields	6	6	6	6	6	6	6	6	6	**6**
Baseball diamonds	10	10	10	10	10	10	10	10	10	**10**
Library	1	1	1	1	1	1	1	1	1	**1**
Volumes in library	71,164	82,291	74,071	85,138	97,160	126,999	117,482	155,683 (2)	193,795 (2)	**115,463 (5)**
Golf course	1	1	1	1	1	1	1	1	1	**1**
Ice Rink	1	1	1	1	1	1	1	1	1	**1**

Sources: Various City departments.

Notes: Fire protection is provided by the Park City Fire District.
(1) Bonanza Flat (1,350 acres) open space was purchased in fiscal year 2017.
(2) The Library changed the way they track electronic material, resulting in a more accurate number in fiscal year 2018 and 2019.
(3) Treasure Hill (105 acres) open space was purchased in fiscal year 2019.
(4) Bonanza Flat (55 acres) sold to Salt Lake City Corporation in fiscal year 2020. Armstrong Property (5 acres) purchased in fiscal year 2020.
(5) Significant decrease is due to the COVID-19 pandemic. Additionally, the library switched to curbside delivery for several months.

Schedule 28
Park City Municipal Corporation, Utah
Schedule of Insurance in Force
As of June 30, 2020

COMPANY & COVERAGE TYPE, POLICY #	LIMITS	EXPIRATION	PREMIUM	DEDUCTIBLE
LIBERTY MUTUAL	$ 199,839,500	1/1/2021	$ 187,222	
(Property Coverage) YU2-Z51-292161-020				
All other Perils				$ 10,000
Flood				500,000
Earthquake				100,000
Data, Programs/Software & Computer Systems				500,000
ST. PAUL/TRAVELERS				
(Crime Policy) 105540277		1/1/2023	$ 12,579	
Employee Theft - Per Loss Limit	$ 525,000			$ 10,000
Forgery or Alteration	500,000			10,000
Money & Securities (In & Outside)	25,000			10,000
Computer Fraud	500,000			10,000
Funds Transfer Fraud	500,000			10,000
WORKERS COMPENSATION FUND	$ 1,000,000	1/1/2021	$ 153,976	$ -
(Workers Compensation) 1638608				
STATES RISK RETENTION GROUP				
(Liability) 30000233	$ 10,000,000	1/1/2021	$ 174,523	$ 250,000
(General Liability, Automobile Liability, Employment Practice Liability, Law Enforcement Liability and Public Officials Errors & Omission Liability)				
BEAZLEY				
(Cyber Insurance) V29A1B200101	$ 5,000,000	1/1/2021	$ 32,650	$ -
Information Security & Privacy Insurance				
GLOBAL AEROSPACE				
(Drone Coverage) 9007087	$ 1,000,000	1/1/2021	$ 625	$ -

Notes: Indicators are not available for the general government function.

Schedule 29
Park City Municipal Corporation, Utah
Five-Year Financial Summaries
Last Five Fiscal Years

	Fiscal Year Ended June 30				
	2020	**2019(1)**	**2018**	**2017 (1)**	**2016 (1)**
ASSETS					
Cash, cash equivalents and investments held by city	**$ 91,143,933**	$ 68,768,707	$ 66,635,201	$ 64,906,033	$ 77,276,957
Cash, cash equivalents and investments held by fiscal agent	**71,929,505**	30,394,766	11,398,912	6,380,142	6,690,285
Restricted cash, cash equivalents and investments, other	**10,856,824**	9,194,635 (5)	6,604,245	6,318,540	6,312,535
Receivables:					
Taxes	**28,481,976**	28,179,289	24,009,992	23,385,693	20,740,471
Accounts	**15,913,369**	11,479,937	9,079,648	11,928,740	2,553,439
Notes receivable	**263,386**	768,356	1,273,106	1,799,575	314,353
Inventories	**935,683**	864,724	794,366	665,040	772,836
Prepaids	**1,450,713**	2,582,703	1,263,500	2,239,181	528,089
Assets held for resale	**-**	-	166,096	-	-
Capital assets not being depreciated:					
Land and water rights	**266,062,802**	264,361,177	200,070,570	178,027,967	129,838,076
Construction in progress	**51,527,332**	28,017,548 (5)	28,003,663	12,273,194	10,931,485
Art	**917,603**	889,333	839,333	827,833	827,833
Capital assets (net of accumulated depreciation):					
	3,338,722				
Buildings	**50,598,244**	49,424,165	46,155,763	43,758,490	42,117,192
Improvements other than buildings	**77,590,523**	79,765,683	82,480,502	82,274,536	77,669,009
Vehicles and equipment	**23,505,583**	25,690,978	23,770,469	23,909,704	15,058,504
Infrastructure	**21,566,939**	22,956,314	23,161,347	25,660,425	29,114,178
Intangibles	**8,571,769**	8,486,048	8,271,741	5,608,810	5,652,891
Net pension assets	**-**	-	3,365	3,713	7,661
Total assets	**724,654,906**	631,824,363	533,981,819	489,967,616	426,405,794
Deferred outflows of resources					
Deferred charge on refunding	**-**	-	-	-	7,477
Deferred outflows of resources related to pensions	**3,315,414**	7,434,656	7,335,717	6,578,882	5,277,742
Total deferred outflows of resources	**$ 3,315,414**	$ 7,434,656	$ 7,335,717	$ 6,578,882	$ 5,285,219
LIABILITIES					
Accounts payable	**$ 6,992,699**	$ 5,966,218	$ 5,395,183	$ 10,204,455	$ 4,243,398
Accrued liabilities	**7,210,548**	4,221,062	3,174,630	2,674,359	2,868,301
Long-term debt due within one year:					
Compensated absences	**992,375**	913,654	525,320	534,198	431,558
Contracts payable	**141,311**	-	-	-	-
General obligation bonds	**6,030,000**	5,910,000	4,360,000	4,945,000	3,300,000
Revenue bonds	**7,530,000**	8,035,000	6,495,000	4,720,000	4,530,000
Long-term debt due in more than one year:					
Compensated absences	**368,788**	313,404	699,776	670,641	681,413
Contracts payable	**3,039,674**				
General obligation bonds	**83,708,177**	85,722,655	40,913,366	45,540,922	22,709,111
Revenue bonds	**166,096,899**	102,476,579	80,928,230	54,793,151	59,904,698
Net pension liability	**7,174,185**	14,568,026	7,780,234	11,020,794	10,109,665
Total liabilities	**289,284,656**	228,126,598	150,271,739	135,103,520	108,778,144
Deferred inflows of resources					
Property taxes	**24,703,651**	23,863,826	20,046,312	19,785,339	17,605,701
Deferred gain on refunding	**704,659**	500,262	217,783	321,672	425,561
Deferred inflows of resources related to pensions	**4,155,340**	514,445	6,025,822	1,803,202	1,142,122
Deferred inflows of resources - unavailable revenue	**-**	-	166,096	-	-
Total deferred inflows of resources	**29,563,650**	24,878,533	26,456,013	21,910,213	19,173,384
NET POSITION					
Net investment in capital assets	**331,580,232**	311,830,787 (5)	294,285,169	273,727,467 (3)	233,610,613 (2)
Restricted for:					
Capital projects	**8,956,824**	7,194,635	6,604,245 (4)	6,318,540 (4)	6,312,535 (4)
Other	**58,940**	58,940	57,571 (4)	59,674 (4)	48,640 (4)
Unrestricted	**68,526,018**	67,169,526 (5)	63,642,799 (4)	59,427,084 (4)	63,767,697 (4)
Total net position	**409,122,014**	386,253,888	364,589,784	339,532,765	303,739,485
Total liabilities and deferred inflows of resources and net position	**$ 727,970,320**	$ 639,259,019	$ 541,317,536	$ 496,546,498	$ 431,691,013

Source: Information extracted from the City's fiscal years ended June 30, 2016 through 2020 general purpose financial statements.

Notes:
(1) Restated.
(2) Fiscal year 2017 - Capital asset adjustment, required restatement of fiscal year 2016.
(3) Fiscal year 2018 - Capital asset adjustment, required restatement of fiscal year 2017.
(4) Reclassified long-term debt related to net assets restricted for debt service and capital projects out of unrestricted net assets.
(5) Fiscal year 2020 - Capital asset adjustment, required restatement of fiscal year 2019.

SINGLE AUDIT, INTERNAL CONTROL AND COMPLIANCE REPORTS

Park City Municipal Corporation, Utah
Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2019

Federal Grantor Agency or Pass Through Entity	Federal CFDA Number	Grant Number	2020 Expenditures
U.S. Department of Transportation			
Formula Grants for Rural Areas	20.509	218067	3,601,798
Formula Grants for Rural Areas	20.509	208633	1,984,298
Bus and Bus Facilities	20.526	159777	88,436
		Subtotal	5,674,532
Department of Homeland Security			
Pass Through Utah Department of Public Safety			
Emergency Management Project Grant	97.042	EMPG-2020- DEM	8,250
Pass Through Summit County			
State Homeland Security Pass Through Grant FY17	97.042	17-SHSP-REG 2	10,784
Pass Through Summit County			
State Homeland Security Pass Through Grant FY16	97.042	PARP-16HSGP	4,475
		Subtotal	23,509
U.S. Department of Treasury			
Pass Through State of Utah			
Coronavirus Relief Fund	21.019	16-VOCA-45	250,198
Total Federal Awards			**$ 5,948,239**

Note 1. Reporting Entity

The accompanying supplementary schedule of expenditures of federal awards presents the activity of all federal financial assistance programs of Park City Municipal Corporation (the City). The reporting entity is defined in Note A to the basic financial statements. The schedule includes federal financial assistance received directly from federal agencies as well as passed through other government agencies.

Note 2. Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the City. Expenditures passed through to subrecipients are presented on the cash basis of accounting and all other expenditures are presented on the accrual basis of accounting.

The information in the schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

Park City Municipal Corporation, Utah
Schedule of Findings and Questioned Costs
For the Fiscal Year Ended June 30, 2020

Section I - Summary of Auditors' Results:

Financial Statements:

Type of auditors' report issued	Unmodified
Internal control over financial reporting:	
Material weaknesses identified	No
Significant deficiencies identified that are not considered to be material weaknesses	
Noncompliance material to financial statements	None reported

Federal Awards:

Internal control over major programs:	
Material weaknesses identified	No
Significant deficiencies identified that are not considered to be material weaknesses	
Type of auditors' report issued on compliance for major programs	Unmodified
Audit findings required to be reported in accordance with 2 CFR 200.516(a)	

Identification of major programs:

CFDA Number	20.509
Name of Federal Program or Cluster	U.S. Department of Transportation, Formula Grants for Rural Areas
Dollar threshold used to distinguish between Type A and Type B programs	$750,000
Auditee qualified as low-risk auditee	Yes

Section II – Findings relating to the financial statements, which are required to be reported in accordance with auditing standards generally accepted in the United States

Section III – Findings and questioned costs for federal awards, including audit findings required by 2 CFR 200.516(a)

Agenda Item No:2.

Council Agenda Item Report

Meeting Date: December 17, 2020
Submitted by: Heinrich Deters
Submitting Department: Sustainability
Item Type: Staff Report
Agenda Section:

Subject:
Request to Authorize the City Manager to Enter into a Five-Year Service Provider Agreement with the Mountain Trails Foundation (MTF), for Winter and Backcountry Trail Maintenance Services on the Park City Public Trail System in an Amount Not to Exceed $75,000 Annually, in a Form Approved by the City Attorney

Suggested Action:

Attachments:
Winter and Backcountry Trails Maintenance Agreement Staff Report

Exhibit A: 2020 MTF Winter & Backcountry Trails Proposal

City Council Staff Report

Subject: Award of Contract- Back Country Trail Maintenance
Author: Heinrich Deters
Department: Sustainability
Date: December 17, 2020
Type of Item: Consent- Award of Contract

Recommendation

Council Consideration to authorize the City Manager to enter into a five-year professional service provider agreement with the Mountain Trails Foundation (MTF), for winter and backcountry trail maintenance services on the Park City public trail system in an amount, not to exceed seventy-five thousand dollars (**$75,000)** annually, in a form approved by the City Attorney.

Background

Park City Municipal manages approximately one hundred and fifty miles of backcountry recreational trails located in various open space preserves or adjacent to City Limits. These areas include Round Valley, the Aerie and Masonic Hill, Solamere, Bonanza Flat, Treasure Hill, and Old Town. Additionally, each winter, PCMC manages over 40 kilometers of Nordic trails and 15 miles of groomed winter single-track trails in the Round Valley and Bonanza Flat areas. Taken together, these open and preserved spaces and our world-class integrated trails network provide an abundant benefit to the overall quality of life for Park City residents and visitors.

Park City Municipal Corporation advertised a request for proposals (RFP) for qualified organizations to trail maintenance services specific to backcountry recreational trails, often referred to as 'single track.' A Request for Proposals was advertised on November 21st and 25th in the Park Record. Additionally, the RFP was posted on the City's website and utahlegals.com.

Analysis

PCMC does not have dedicated trails and open space maintenance staff and relies on contractual labor to perform general maintenance of the backcountry and winter trail system.

MTF was the only entity that submitted a proposal. (Exhibit A) City staff reviewed the proposal on December 8th and recommended City Council award the backcountry and winter trail maintenance contract to MTF as a qualified organization.

MTF has been awarded previous contracts for these services dating back to 2008, and continuously meets or exceeds performance standards. They have become an integral partner and staff finds their overall service delivery and expertise unmatched.

Funding

Annual funding for the contract comes from two sources;

1. Winter Trail Grooming ($15,000) special service grant allocations
2. Back Country Trail Maintenance ($60,000)- Back Country Trails Operating and Maintenance Budget

Exhibits

Exhibit A- Mountain Trails Foundation Proposal

www.MountainTrails.org
PO Box 754
Park City, UT 84060

MOUNTAIN TRAILS FOUNDATION
PARK CITY, UTAH

December 3, 2020

To: Logan Jones, Trails & Open Space Coordinator
Logan.jones@parkcity.org

Re: Proposal for Backcountry and Winter Trails Maintenance

Dear Mr. Jones:

With regard to the recently issued Request for Proposal for Park City Municipal Corporation Backcountry and Winter Trails Maintenance, Mountain Trails Foundation hereby submits a proposal for same.

Organization Qualifications:
Mountain Trails Foundation (MTF) has been building, maintaining and advocating for Park City's non-motorized trails for over 28 years. As the originator of, and continuing advisor for, the advancement of a regional trails master plan, MTF has been intimately involved in the evolution of Park City's trail system for nearly three decades.

For over a decade, MTF has successfully upheld the duties of maintenance, development and winter grooming of Park City's trail system, in part through duly fulfilled Special Services Contracts with Park City Municipal. MTF also fosters extensive working relationships with Deer Valley, Park City Mountain/Vail Resorts, Snyderville Basin Special Recreation District, private landowners, real estate developers, HOAs, local land trusts and the State of Utah.

Experience:

- **Rick Fournier, Trails and Grooming Operations Manager**, has 15 years of experience working as both a trail crew member and operations manager, dealing specifically with the maintenance of over 200 miles of backcountry trails in the greater Park City area. For the past 14 years he has trained a growing full-time seasonal staff of 2-8 individuals on sustainable trail building and maintenance techniques based on the IMBA/National Forest Service standards, as well as safety training on all trail-maintenance equipment. Rick's training includes participating in several International Mountain Biking(IMBA) Trail Care/Trail Building seminars on sustainable trail-building and maintenance techniques, trail construction and maintenance practices, trail trends and cutting-edge trail building equipment. As a 23-year Park City resident, avid trail user and long-time MTF employee, Rick has acquired a thorough knowledge of the Park City trail system including relative trail locations, jurisdictions, access points and general maintenance needs.

MOUNTAIN TRAILS FOUNDATION PARK CITY, UTAH

Experience (cont.):

- **Charlie Sturgis, MTF's Executive Director** has 40 years of outdoor industry experience including 25 years as owner/manager/instructor/guide of White Pine Touring. During that time, he has been actively involved in trail related issues and construction as well as being an avid mountain biker and hiker.
- **MTF's full-time/year-round trail crew** members have been trained through programs at the International Mountain Biking Association and/or Professional Trail Builders Association. MTF's ft/yr. crew members attend annual, industry-specific training and conferences. For 6 months of the year, MTF employs a full-time seasonal crew of experienced trail builders.

Scope of Services:

- MTF has a full understanding of the scope of services listed on the RFP and has been performing these services for Park City Municipal on a regular basis for the past 12 years.
- MTF currently works in a coordinated and seamless effort with Snyderville Basin Recreation, Park City Mountain, Deer Valley Resort, Park City Municipal, State Parks and Summit County.

Equipment:

MTF has built up a specialized equipment inventory that includes both mechanized equipment and hand tools that we have found to be the most efficient for backcountry trail maintenance applications. We have also invested heavily in winter grooming equipment. This equipment includes but is not limited to the following:

- Two Kubota mini excavators- the most versatile machines for trail construction.
- Bobcat "Toolcat" which carries two individuals, accepts over 40 different implements for everything from grading/compacting soft-surface trails, augering post-holes, hauling and dumping up to a ton of material, heavy-duty mowing, etc.
- Vermeer mini-skid steer with a 6-way blade for constructing new trail, reroutes and erosion- mitigation.
- Four, 4-wheel-drive pickup trucks for hauling equipment and crew. This also enables the crew to be split up to work on multiple projects more efficiently.
- Two 4-wheelers for hauling equipment, fuel and staff into work sites.
- Yamaha Viking side-by-side for crew transport, materials and equipment into remote backcountry areas.
- (3) Stihl brush-cutters and (2) hedge-trimmers for efficiently trimming back side-veg on overgrown backcountry trails
- (3) Stihl chainsaws for clearing blow-downs and leaners as well as clearing new trail corridor.
- Close to 100 various hand-tools that we have found to be the most efficient with regards to backcountry trail maintenance including loppers, handsaws, Mcleods, Pulaski's, Rogue hoes, Mattocks, etc. (This inventory also gives us a means to equip a large volunteer force.)
- All Mountain Trails crew members are required to have a mountain bike available for daily use to work sites where applicable, to assess trail conditions as well as maintenance and signage needs.

Equipment (cont.):

- (2) Tidd Tech drag groomers for low-snow Nordic grooming.
- Yamaha VK snowmobile for packing snow, towing Tidd Tech groomers and packing/grooming singletrack.
- Polaris Indy EVO mini snowmobile for singletrack grooming
- (2) Snow-groomers brand fat bike/singletrack groomers. One with a V-plow and one with a tooth-bar to cover all snow conditions.

Related Customer Services Provided:

- For the past 12 years, Mountain Trails Foundation has been actively performing seasonal trail maintenance through a Special Services Contract for Park City Municipal and has a full understanding of the project scope of services. MTF has also initiated a yearly maintenance work-plan as a template to work from in conjunction with PCMC's recommendations and needs.
- As a past contractor for Utah State Parks, MTF performed maintenance on the Historic Union Pacific Rail Trail for nearly 20 years.
- MTF has also performed trail maintenance, designed and constructed trails for Deer Valley Resort, Park City Mountain Resort, Wasatch State Parks and Park City Municipal.
- Thanks to a successful "Adopt-A-Trail" program, MTF has overseen the installation, inventory and regular maintenance of hundreds of miles of backcountry signage in the greater Park City area. These programs have also enabled MTF to perform limited general maintenance on trails for Deer Valley Resort, Park City Mountain Resort and Park City Municipal.
- MTF has contributed to the design and construction of over 70 miles of multi-use, hand-cut and machine-built trails and trail reroutes over the past 15 years including Silver Spur, Scott's Bypass, Tin Man, Happy Gilmor, Pulp Friction, PorcUclimb/Downward Dog, Rusty Shovel, Ramble On, the 9K, Silver Queen, Treasure Hill, Wow and Freemason to name just a few.

Volunteer Projects:

MTF has organized, equipped and overseen dozens of volunteer trail work days including the annual National Trails day events and other trail care days for local businesses, schools and resorts, corporate groups and local government agencies including Park City Municipal and Utah State Parks.

Fee Proposal:

Mountain Trails Foundation proposes the following fee structure:

- An hourly rate of $35/employee-hour which includes use of a trained staff member, general equipment, fuel and travel time incurred in performing the work required. (Note: materials will be billed separately at cost.)
- An hourly rate of $90/hour for a trained operator utilizing Mountain Trails' machinery (excavators, skid steer, Toolcat, etc.)
- All rental equipment will be billed at cost (rental charge) plus fuel. In addition, an hourly rate of $35/hr. will be charged for the operator.

Arbitration/Litigation:
In its 28-year history, Mountain Trails Foundation has never been engaged in arbitration or litigation.

Reorganization/Bankruptcy:
In its 28-year history, Mountain Trails Foundation has never filed for reorganization or bankruptcy.

Insurance:
MTF can meet all insurance requirements outlined in Section 8 of the sample Service Provider Agreement (Exhibit A of RFP).

Park City Business License and Nonprofit Designation:
MTF possesses both.

Service Provider Agreement:
MTF has reviewed and finds acceptable in its current form, the Service Provider Agreement, (Exhibit A of RFP).

Contact Information:

Mountain Trails Foundation
Mail: PO Box 754, Park City, UT 84060
Physical: 5792 N. Highland Dr., Park City, UT 84098

Charlie Sturgis, Executive Director: Charlie@MountainTrails.org (435) 513-8710
Rick Fournier, Operations Manager: Rick@MountainTrails.org (435) 901-2366
Lora Smith, Development and Resource Director: Lora@MountainTrails.org (435) 513-0347

Agenda Item No:3.

Council Agenda Item Report

Meeting Date: December 17, 2020
Submitted by: Heinrich Deters
Submitting Department: Sustainability
Item Type: Staff Report
Agenda Section:

Subject:
Request that the City Provide Rent Abatement for Tenants of City-Owned Properties through March, 2021 in the Amount of $12,122

Suggested Action:

Attachments:
Rent Abatement Staff Report

City Council Staff Report

Subject:	**Rent Abatement at City Owned Facilities**
Author:	**Heinrich Deters**
Department:	**Sustainability**
Date:	**December 17, 2020**
Type of Item:	

Recommendation

Staff recommends Council provide rent abatement for tenants of city-owned properties through March 2021 in the amount of twelve thousand, one hundred, and twenty-two dollars ($12,122).

Background

In coordination with Summit County, PCMC declared a Public Health Emergency on March 12, 2020, in response to the COVID-19 Pandemic. To address the negative impacts on individuals, the community, and the local economy, PCMC instituted a multi-tiered relief and recovery response including but not limited to; direct financial assistance to non-profits, business relief efforts, rent abatement, and reduced regulatory enforcement and fees.

Park City Municipal Corporation operates two tenant spaces at the City Library. These tenants are not-for-profits entities. As part of the City's response to the COVID-19 crisis, City Council approved full and partial rent abatement for numerous tenants to relieve some of the unavoidable local economic impacts. City Council has approved full and partial rent abatement (September 22 report) for tenants located in the Arts & Culture District and Library Facility for the past six months (April to September), totaling approximately $160,000.

Analysis

Park City has Property Leases with two not for profit tenants at the Library Facility, including: Park City Film Series ($1,997 per month/ $5,991 for 3 months)
While this organization has made significant COVID 19 protocols and was scheduled to reopen, it is not currently open due to health regulations. If the theatre does reopen, it will operate with a significantly reduced occupancy of 75%; and
Park City Cooperative Preschool, ($2,043 per month/ $6,130.23 for 3 months). The organization's class size has been restricted to 10 students, placing a financial burden on their operations.

The virus and existing health orders impact participation in programming within the indoor facility. The organizations' ability to operate their programs has been significant, if not completely reduced. Both organizations greatly appreciate the City Council's consideration of further rent abatement through March.

Staff will return to Council in March of 2021 to evaluate any further abatement considerations.

Funding

Rent associated with the Library facility is deposited into the General Fund.

Agenda Item No:4.

Council Agenda Item Report

Meeting Date: December 17, 2020
Submitted by: Leah Langan
Submitting Department: Executive
Item Type: Staff Report
Agenda Section:

Subject:
Request to Authorize the City Manager to Execute a Professional Services Contract with Moreton & Company Insurance Services Co., for Insurance Placement Broker Services, in a Form Approved by the City Attorney and for an Amount Not to Exceed $93,700

Suggested Action:

Attachments:
2021 Insurance Broker Staff Report

City Council
Staff Report

Subject:	**Insurance Broker Professional Service Provider Agreement**
Author:	**Matt Dias; Leah Langan; Lisa Roadfuss**
Department:	**Executive**
Date:	**December 14, 2020**
Type of Item:	**Administrative**

Summary Recommendation
Authorize the City Manager to execute a professional services contract with Moreton & Company Insurance Services Co., for insurance placement broker services, in a form approved by the City Attorney and for an amount not to exceed $93,700.

Executive Summary
Park City's agreement with the current insurance brokerage service is expiring. An RFP was issued and, after a review of the proposals, staff recommends Moreton & Company as the most qualified based on their proposal, our selection criteria, customer service, and experience. Staff recommends a 3 year agreement, with a potential one year extension. The term shall terminate on January 1, 2023, or earlier, unless extended by mutual written agreement of the Parties, and will not exceed $93,700 in total.

Background
- Park City's insurance exposures are unique in comparison to other small to medium sized Utah cities due to its world-class mountain resort environment and extensive scope and array of public services.
- City staff continues to promote and implement safety procedures, processes and prevention methodologies so that risks to the public and organization are minimized; the City's assets, facilities, people, and property are protected by insurance policies; and employees, local residents, and visitors are provided a safe and enjoyable place to work and play.
- Park City first contracted with Moreton & Co. in 2013 for insurance brokerage services; they are currently Park City Municipal's insurance broker and continue to perform and meet the day-to-day demands of Park City's requests.
- Moreton's level of service exceeded that of our previous broker. Moreton has been an invaluable resource when responding to risk management questions, particularly those related to special events and other time sensitive requests.
- Moreton also implemented a certificate of insurance service program on behalf of the City. This has added an invaluable component to their services. Moreton's representative now deals directly with our permittees, contractors, and service providers to obtain their evidence of insurance and verify it meets the City's requirements. As part of this program, Moreton also tracks effective dates of these coverages and sends out notices to permittees, contractors or service providers when coverage is about to expire and obtains updated certificates. This program

makes contractual risk transfer more efficient and effective, risks are lowered and over time losses are prevented, and it helps to reduce confrontation with service providers, permittees, or contractors.

- With Moreton's contract expiring, and consistent with the City's procurement policy, the Risk Management Team and the Legal Department used an RFP to explore other experienced and qualified brokers.

Alternatives for City Council to Consider

Analysis

The Risk Management Team followed the City's general policy and procedures for contracting with Park City Municipal Corporation. Requests for Proposal (RFP) were published two times each in the Salt Lake Tribune, the Deseret News, and the Park Record and posted on the City RFP website. Five firms responded to the RFP: Moreton & Company, HUB International, McGriff, Utah Local Governments Trust, and Willis Towers Watson.

City staff met to review and evaluate the five submittals against the following selection criteria:

1. Thoroughness of RFP response and documentation.
2. Demonstration of successful prior performance with comparable services in the public sector.
3. Maximum total compensation for the contract period.
4. Evidence of good organization and management practices.
5. Adequacy and breadth of services available.
6. Access to and tenure of broker and support team.
7. Insurance markets and creativity for innovative coverage solutions.
8. Insurance Broker Questionnaire.
9. The nature and extent of requested changes to our standard contract (i.e. unwillingness to comply with our insurance/indemnity provision counts against a bidder.)

In review of the proposals, staff determined that Moreton & Company submitted the preferred proposal based on the selection criteria, expertise, and industry experience.

The total cost for Brokerage Services by Moreton & Company will not exceed $93,700 for the three year term, ending on January 1, 2023.

Department Review

This report has been reviewed by Legal and Executive.

Funding Source

All major City insurance costs are paid for through the Self-Insurance fund. Insurance broker costs are included in the budget for the Insurance/ Surety Bonds line item. The budget will need to be adjusted during the next cycle to account for an increase in the annual premium placement.

Summary Recommendation

Authorize a contract with Moreton & Company Insurance Services for insurance placement broker services.

Council Agenda Item Report

Meeting Date: December 17, 2020
Submitted by: Minda Stockdale
Submitting Department: Executive
Item Type: Resolution
Agenda Section:

Subject:
Consideration to Adopt Resolution 29-2020, a Resolution Welcoming the Return of Winter in Park City
(A) Public Input (B) Action

Suggested Action:

Attachments:
Welcome Winter Resolution

Resolution No. 29-2020

RESOLUTION WELCOMING THE RETURN OF WINTER IN PARK CITY

WHEREAS, While 2020 has presented numerous challenges, the Park City community has much to be thankful for and is determined to collectively provide a safe environment for locals and visitors alike during this pandemic; and

WHEREAS, Park City has a rich outdoor recreation heritage, offers world-class exceptional winter sports including downhill skiing and snowboarding, cross-country skiing, snowshoeing, snow biking, and ice skating: and,

WHEREAS, Park City is home to two world-class resorts, Deer Valley and Park City Mountain together offering locals and visitors from around the world the Greatest Snow on Earth®; and,

WHEREAS, Our world-class resorts have talented and committed ski patrollers and instructors, groomers, and service industry professionals dedicated to providing a safe, quality experience; and,

WHEREAS, Park City's Olympic past, spirit and future is unrivaled with the presence of Olympic legacy facilities - community and world-class amenities for athletes of all ages and abilities to pursue their highest aspirations; and,

WHEREAS, Our resilient and creative business community demonstrates ingenuity in the face of hardship, working to keep our local economy safe, vibrant, authentic, and strong; and,

WHEREAS, Park City's Parks and Streets staff are at their best when Mother Nature is most fierce, working around the clock to keep roads clear so residents and guests can access Park City's world-class slopes, dining, and lodging;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council officially, heartily, and frostily welcome the Return of Winter to Park City on the occasion of the approaching Winter Solstice and declare 'LET IT SNOW!'

PASSED AND ADOPTED December 17, 2020.

PARK CITY MUNICIPAL CORPORATION

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Mayor Andy Beerman

ATTEST:

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Michelle Kellogg, City Recorder

Approved as to form:

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City Attorney's Office

Council Agenda Item Report

Meeting Date: December 17, 2020
Submitted by: Michelle Kellogg
Submitting Department: Executive
Item Type: Resolution
Agenda Section:

Subject:
Consideration to Adopt Resolution 30-2020, a Resolution Adopting a Utah Compact on Racial Equity, Diversity, and Inclusion

Suggested Action:

Attachments:
Utah Compact on Racial Equity Staff Report

Exhibit A: Utah Compact on Racial Equity Resolution

City Council
Staff Report

Subject:	Consideration and possible adoption of a Resolution in support of the Utah Compact on Racial Equity, Diversity, and Inclusion
Author:	Michelle Downard
Department:	Executive
Date:	December 17, 2020
Type of Item:	Administrative

Summary Recommendation

Adopt Resolution 30-2020 in support of the recently unveiled Utah Compact on Racial Equity, Diversity, and Inclusion.

On Tuesday, December 15, 2020, Utah Governor Gary Herbert and a diverse group of Utah community leaders unveiled the Compact, which seeks to address racial equity, diversity and inclusion, and provide greater opportunities for Utah's communities of color in response the tone around racial justice in Utah and elsewhere. The Compact has been endorsed by the Board of the Utah League of Cities and Towns.

Analysis

The Utah Compact on Racial Equity, Diversity, and Inclusion identifies five principles and actions:

> ***Therefore, we commit to, and invite other Utahns to commit to, these anti-racist principles and actions:***
> **1. Acknowledgement and action** – We acknowledge that racism exists, and our actions make a difference. We call out racism wherever we see it and take purposeful steps to stop it.
> **2. Investment** – We invest our time and resources to create greater opportunity for people of color. Eliminating racial and ethnic disparities requires our significant effort and investment.
> **3. Public policies and listening** – We advance solutions to racial ills by listening and creating policies that provide equal opportunity and access to education, employment, housing, and healthcare.
> **4. Engagement** – We engage to effect change. Broader engagement, equitable representation, and deeper connection across social, cultural, and racial lines will uphold the principle – “nothing about us, without us.”
> **5. Movement, not a moment** – Utahns unite behind a common goal to create equal opportunity. We affirm our commitment will not just be a passing moment, but a legacy movement of social, racial and economic justice.

This resolution is consistent with Park City's Critical Community Priority of Social Equity, the Park City Vision 2020 Pillar of Affordability and Equity, and further reinforces the City's commitment to fostering community diversity, equity and inclusivity.

While we certainly believe that Park City's governance and current Social Equity critical priority are consistent with the Compact, staff recommends adoption of the resolution as an important public acknowledgement which will raise the principles and actions identified in the Compact to specific implementation strategies within the Social Equity strategic goals and plans.

Specific measures and reporting will be discussed at the next Council visioning session and Council Retreat.

Exhibits

Exhibit A Resolution 30-2020– Utah Compact on Racial Equity, Diversity, and Inclusion

Utah Compact on Racial Equity, Diversity, and Inclusion

A Declaration of Five Principles and Actions to Create Equal Opportunity

NOVEMBER 18, 2020

We, the signers of the Utah Compact on Racial Equity, Diversity, and Inclusion, affirm that all people are created equal under God. A racially equitable state requires us to act and create a society in which race and ethnicity do not determine or limit value, opportunity, and life outcomes.

We also affirm two key principles on which everyone can agree: That all Utahns must have a truly equal opportunity to prosper, and that economic inclusion is essential to creating these opportunities.

We view racism as more than just an individual character flaw. It is a system of ideas, beliefs, practices, structures, and policies that give some people greater opportunity to be fully human and live a happier and healthier life than others. Unraveling centuries of internalized and systemic racism requires bold anti-racist actions and policies right now.

We pledge to advance behavior on an individual, business, and government level that will establish priorities and laws that create equal opportunity and access for all.

We likewise pledge to foster cultures of inclusion in every aspect of our organizations and society while addressing social injustice and inequality, and condemning all forms of prejudice, bigotry, and discrimination.

We believe many of our nation's societal ills can be solved by providing equal opportunity and access to education, employment, housing, and healthcare.

We further recognize that we must listen and learn from each other, realizing that as we deepen our understanding of differences, we can, in turn, be better understood.

Therefore, we commit to, and invite other Utahns to commit to, these anti-racist principles and actions:

1. **Acknowledgement and action** – We acknowledge that racism exists, and our actions make a difference. We call out racism wherever we see it and take purposeful steps to stop it.
2. **Investment** – We invest our time and resources to create greater opportunity for people of color. Eliminating racial and ethnic disparities requires our significant effort and investment.
3. **Public policies and listening** – We advance solutions to racial ills by listening and creating policies that provide equal opportunity and access to education, employment, housing, and healthcare.
4. **Engagement** – We engage to effect change. Broader engagement, equitable representation, and deeper connection across social, cultural, and racial lines will uphold the principle – "nothing about us, without us."
5. **Movement, not a moment** – Utahns unite behind a common goal to create equal opportunity. We affirm our commitment will not just be a passing moment, but a legacy movement of social, racial and economic justice.

"WE ARE ALL IN!"

GAIL MILLER

UTAH LEAGUE OF CITIES AND TOWNS

PASSED AND ADOPTED this 17th day of December, 2020.

PARK CITY MUNICIPAL CORPORATION

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Mayor Andy Beerman

ATTEST:

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Michelle Kellogg, City Recorder

APPROVED TO FORM:

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City Attorney’s Office

Council Agenda Item Report

Meeting Date: December 17, 2020
Submitted by: David Everitt
Submitting Department: Executive
Item Type: Work Session
Agenda Section:

Subject:
State of the Arts Presentation - Jocelyn Scudder, Executive Director of the Park City/Summit County Arts Council

Suggested Action:

Attachments: